



## 40 Balmoral Crescent, Oswestry, SY11 2XG

Offers in the Region of **£ 310,000**



## Bedrooms: 4 Bathrooms: 3 Receptions: 2

Discover this beautifully presented four-bedroom detached home, ideally situated in SY11 2XG, offering spacious living, modern comforts, and excellent parking facilities with a new boiler for enhanced efficiency. This modern property provides 1044 sq ft of well-appointed accommodation, perfect for contemporary family living.

Step inside a welcoming **Entrance Hall** (1.321m x 2.429m) featuring a UPVC front door with decorative glass panels, practical shoe rack/coat hooks, a radiator with a thermostatic valve, and attractive wood flooring, setting a warm tone for the home.

The inviting **Reception Room** (3.625m x 4.879m) is bathed in natural light from front aspect bay windows and offers a cosy gas fire set within a fireplace, a radiator, and matching wood flooring, creating an ideal space for relaxation.

Adjacent, the bright **Dining Room** (3.359m x 2.249m) provides direct access to the rear garden through patio doors, complemented by wood flooring and a radiator, making it perfect for entertaining or enjoying family meals. A convenient door leads directly into the kitchen.

The heart of the home is the well-equipped **Kitchen** (4.777m x 3.116m), featuring a rear aspect window, a range of eye and base units, tiled flooring, and a radiator. It includes an oven and hob with an extractor hood, a one and a half sink with a mixer tap, and ample space for a fridge/freezer and dishwasher.

A practical **Utility Room** (1.204m x 2.352m) is accessible from the kitchen, offering rear aspect windows and an external glazed door. It benefits from a radiator with a thermostatic valve, a hard floor, a larder cupboard, and space for a washing machine and dryer. This leads to a convenient **Guest Cloakroom** (1.6m x 0.898m) with a rear aspect window, tiled floor, radiator with a thermostatic valve, a low-level WC, and a corner basin.

Ascending the **Stairs and Landing**, you'll find fitted carpet, an airing cupboard housing the hot water tank, and a loft hatch. The first floor hosts four comfortable bedrooms and two bathrooms.

- **Bedroom 1** (2.587m x 3.856m) features side aspect windows, a radiator with a thermostatic valve, and wood flooring. This bedroom benefits from an **Ensuite** (1.894m x 1.808m) with a rear aspect obscured glass window, radiator with thermostatic valve, low-level WC, hand wash basin, a corner shower cubicle, tiled walls and floor, and an extractor fan.
- **Bedroom 2** (2.719m x 3.087m) offers rear aspect windows, built-in mirrored wardrobes, fitted carpet, and a radiator.
- **Bedroom 3** (4.585m x 3.087m) is a versatile space with two front aspect windows and wood flooring, currently utilised as an office or snug.
- **Bedroom 4** (3.375m x 2.737m) includes front aspect windows, a radiator, fitted carpet, and integrated cupboards and wardrobes.





The main **Family Bathroom** (1.906m x 2.41m) comprises rear obscured glass windows, tiled floor, a radiator with a thermostatic valve, a bath, a separate shower cubicle, a low-level WC, and a hand wash basin, providing comfort and convenience to the household.

Externally, the property boasts a block-work driveway at the front, offering ample off-street parking for up to 4-5 vehicles, complemented by a **Single Garage** (2.558m x 5.251m) with an electric up-and-over door, solid floor, power, and lighting.

The **Secure Rear Garden** is thoughtfully designed with side access on both sides, two wooden sheds, and a decking/seating area, creating a private and inviting outdoor space for relaxation and entertaining.

This home benefits from mains gas central heating, mains electric, and mains water supply. The council tax band for the property is 'D' by Shropshire Council, and it is offered as freehold.

We highly recommend an early viewing to fully appreciate the comfortable accommodation and sought-after location of this modern home.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





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