80 MAPLE AVENUE

| OSWESTRY | | SY11 2SE







A well presented three-bedroom detached family home benefitting from thoughtfully designed living accommodation, driveway and garage, and attractive gardens, enviably situated on the perimeter of a popular development in Oswestry.

Offers in the region of £230,000





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- **Detached Three-Bedroom Family Home**
- **Spacious Lounge with Plenty of Natural Light**
- **Enclosed Rear Garden Offering a Private Outdoor Space**
- **Driveway Providing Off-Road Parking**
- **Situated In a Popular Residential Location**
- **Excellent Road Links for Commuting and Nearby Countryside Walks**

DESCRIPTION

Halls are delighted with instructions to offer 80 Maple Avenue in Oswestry for sale by private treaty.

80 Maple Avenue is a substantial three-bedroom detached family home which boasts over 800 sq ft of thoughtfully designed and well-presented living accommodation all arranged across two generously proportioned floors.

The property is complemented by both front and rear gardens, with the former of these comprising driveway parking which leads on to an integral garage. The rear gardens enjoy a large area of lawn and a paved patio area.

SITUATION

Maple Avenue is enviably positioned on the perimeter of a popular development within walking distance of the centre of Oswestry, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

The property lies within close proximity to a number of well-regarded educational facilities, with Oswestry School, one of the earliest founded in England, located around 0.2 miles away; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

THE PROPERTY

The property is accessed via an entrance hall, from where a door leads into a welcoming living room, with a window overlooking the front elevation and ample space for comfortable seating.

The living room opens through to a dining room, creating a natural connection between the principal reception spaces. Sliding doors lead into the conservatory, which enjoys views across the rear garden, with double doors opening onto the patio to provide a pleasant setting for relaxation during the warmer months.

The kitchen is accessed from the dining room and overlooks the rear garden, whilst a connecting door leads into the adjoining garage, which also benefits from external access to the rear.

Stairs rise from the entrance hall to a first-floor landing, from where access is given to three bedrooms, comprising two doubles and a single, with the latter offering flexibility as a nursery or home office. A family bathroom completes the accommodation.





OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of lawn retained within attractive box hedging, with the driveway culminating at an integral single Garage with metal up-and-over front access door and with power and light laid on.

The rear garden enjoys a delightful outlook over open countryside, providing an attractive backdrop to the property. Predominantly laid to lawn and framed by established trees and shrubs, the garden includes a paved patio adjoining the conservatory, offering a lovely setting for outdoor dining and entertaining.

DIRECTIONS

From our Halls office, proceed to the traffic lights turning left into Leg Street, pass over the mini roundabout into Salop road, take the next left turning into Middleton Road. Continue over the bridge and turn right at the roundabout, turn left into Llys Road, continue into Maple Avenue and the property will be located straight ahead and identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

POSSESSON AND TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX BAND

The property is shown as being within council tax band B on the local authority register.

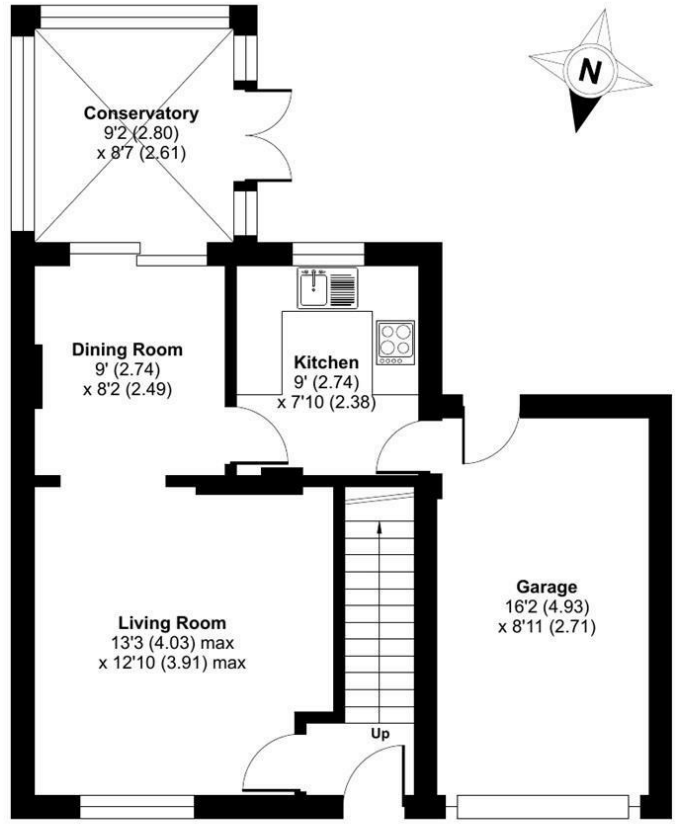
ANTI-MONEY LAUNDERING (AML) CHECKS

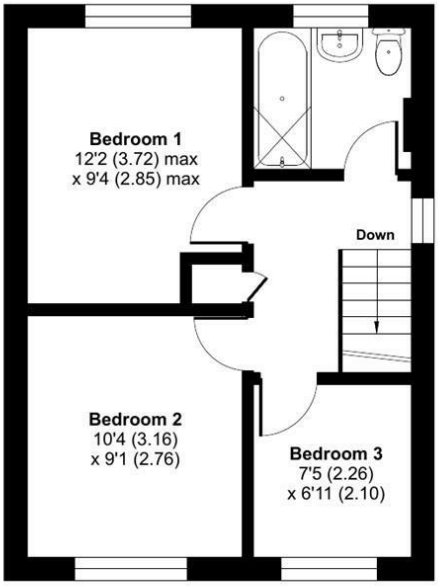
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

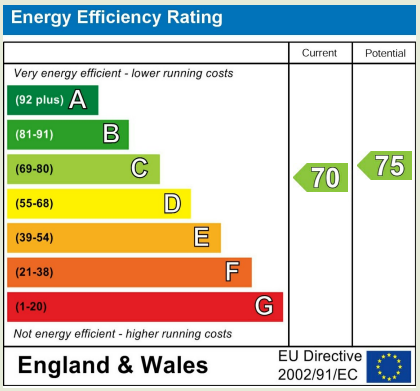
By appointment through the selling agents Halls Oswestry office. Tel. (01691) 670320

Approximate Area = 832 sq ft / 77.3 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 978 sq ft / 90.8 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1493232



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

OSWESTRY SALES
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www.hallsgb.com

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