



## Thanet House, Weston Lane, Oswestry, SY11 2BQ

Offers in the Region of **£ 419,950**



**Bedrooms: 4 Bathrooms: 3 Receptions: 3**

A characterful Late Victorian / Early Edwardian **four-bedroom semi-detached home**, offering generous accommodation arranged over three floors, a wealth of original features, and a large garden, set within a desirable position on **Weston Lane, Oswestry**.

The property is entered via a solid wooden framed **Porch (1.80m x 1.89m)** with tiled flooring, leading into the welcoming **Entrance Hall (2.03m x 5.09m)**. This attractive hallway features a circular stained glass window, tiled flooring, a radiator, and deep under-stairs storage cupboards.

**The Snug (3.50m x 3.61m)** is a cosy and inviting reception room, rich in character with a brick fireplace and log burner, built-in cupboards flanking the chimney breast, tiled flooring, a radiator, dado rail and original detailing. An archway leads through to the:

**Kitchen/Breakfast Room (4.28m x 4.28m)**, a spacious and functional room fitted with a range of eye and base level units, tiled flooring, oven and hob, double sink with mixer tap, radiator, space for an under-counter fridge freezer, and space for a possible dishwasher. There are rear and side aspect UPVC windows, offering views over the garden. A door leads to the:

**Utility Room (2.56m x 2.20m)**, with rear aspect UPVC door and UPVC window, wall-mounted Worcester boiler, tiled flooring, and space for a washing machine and upright fridge freezer. From here, there is access to the useful **Guest Cloakroom (1.78m x 1.99m)**, comprising a low-level WC, hand wash basin and tiled flooring.

**The Dining Room (4.25m x 4.68m)** provides an elegant space for family meals and entertaining, featuring a front aspect bay window, picture rail, two radiators, wooden flooring and a gas fireplace.

The substantial **Sitting Room (4.15m x 5.82m)** offers excellent living space, with a side aspect UPVC bay window, picture rail, UPVC door, wooden flooring, two radiators, and a cast iron fireplace with open fire.

A carpeted staircase rises to the first floor landing, giving access to the first floor accommodation.

The generous **Family Bathroom (4.32m x 2.34m)** is fitted with a bath, low-level WC, hand wash basin, heated towel rail, radiator, carpet, and airing cupboard housing the hot water tank with shelving. There is one side aspect obscure glass UPVC window. A loft storage space is accessed from this bathroom.

**Bedroom One (4.02m x 4.28m)** is a comfortable double bedroom with a side aspect UPVC window, wooden flooring, picture rail, cast iron fireplace and radiator. The room benefits from a private **Ensuite (2.89m x 2.88m)**, comprising a shower cubicle, hand wash basin, low-level WC, extractor fan, fitted wardrobes, radiator and carpeted flooring.





**Bedroom Two (4.70m x 3.95m)** is another spacious double bedroom, featuring a front aspect bay window, fitted wardrobes, one radiator, picture rail and wooden flooring.

Continuing up the staircase to the second floor, you will find:

**Bedroom Three (3.71m x 3.96m)**, double bedroom with a rear aspect UPVC window and cast iron fireplace.

**Bedroom Four (4.47m x 4.69m)**, a further generous double bedroom featuring a front aspect UPVC bay window, cast iron fireplace, radiator and wooden flooring.

Externally, the property enjoys a large garden offering a lovely mix of sunshine and shade, with east, south and west-facing aspects. The garden includes lawned areas, mature trees and borders, a gated patio/seating area, greenhouse, and driveway parking for two vehicles, with potential to extend the parking area if required. There is also a former garage, now best suited as a useful storage shed.

This substantial period home property is well placed for access to the town centre, local schools, amenities and surrounding countryside and provides a wonderful blend of character, space and practicality, making it an excellent choice for families or buyers seeking a distinctive home in a sought-after location.

Early viewing is highly recommended to appreciate the scale, charm and garden space on offer.

Services – We have been informed by the seller that the property benefits from mains water, mains drainage, and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

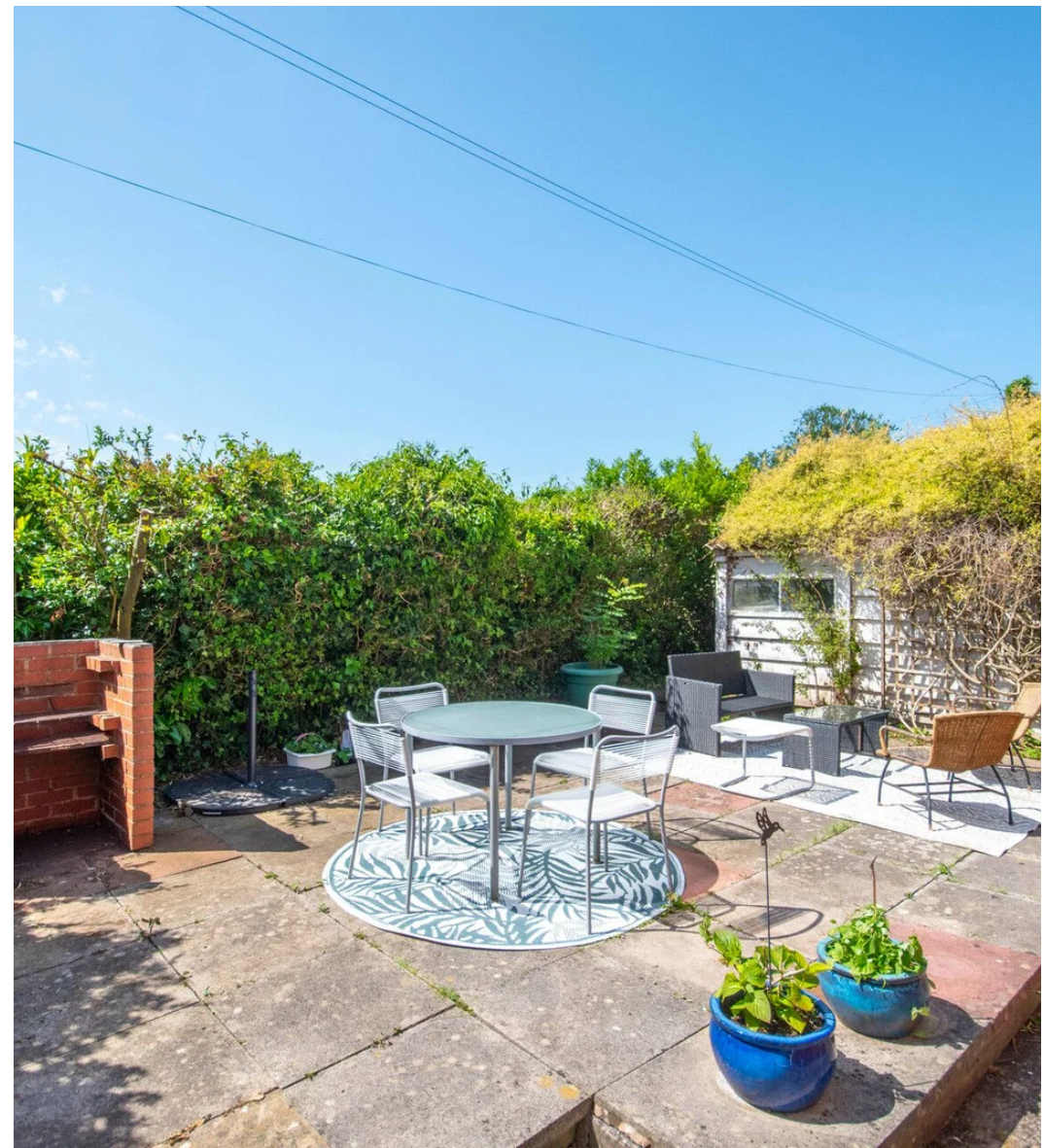
Council Tax – The council tax band for the property is 'E' and the local authority is Shropshire.

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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