HAWKE STONE HOUSE | WHITTINGTON ROAD

OSWESTRY | SY11 1JB

Hawke Stone House is an attractive home occupying a convenient position on Whittington Road, offering spacious family accommodation together with off-road parking and enclosed gardens. Ideally suited to first-time buyers, families or investors, the property enjoys easy access to Oswestry town centre, local schools and excellent road connections.

Offers in the region of £250,000

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- **Attractive detached period property**
- **Spacious accommodation arranged over two floors**
- **Large kitchen**
- **Generous living room with bay window**
- **4 well-proportioned bedrooms**
- **Family bathroom**

DESCRIPTION

The accommodation is entered via a welcoming entrance hall which provides access to the principal reception rooms. The generously proportioned living room enjoys a large bay window to the front elevation, creating a bright and comfortable living space.

To the rear of the property is a spacious open-plan kitchen and dining room, fitted with a range of wall and base units incorporating integrated oven, gas hob and extractor hood. The room provides ample space for family dining and entertaining, together with direct access to the rear garden.

To the first floor are 4 well-proportioned bedrooms served by a family bathroom fitted with a modern white suite.

The property benefits from gas fired central heating and double glazing throughout.

OUTSIDE

To the front the property is enclosed by an attractive brick boundary wall with pedestrian access to the entrance door.

A driveway to the side provides generous off-road parking and gated access to the rear.

The rear garden offers an excellent blank canvas for landscaping and family enjoyment, with space for seating, children's play or further planting, making it ideal for those wishing to create their own outdoor space.

LOCATION

The property occupies a convenient position on Whittington Road, within easy reach of Oswestry town centre, where an excellent range of shopping, leisure and educational facilities can be found. Nearby road links provide straightforward access towards Shrewsbury, Wrexham and the A5 trunk road, making the property well placed for commuters whilst remaining close to the surrounding Shropshire and North Wales countryside.

DIRECTIONS

From Oswestry town centre proceed along Gobowen Road before turning right onto Whittington Road. Continue for approximately half a mile where Hawke Stone House will be found on the right hand side, clearly identified by the agent's For Sale board.

SERVICES

We understand that the property benefits from mains water, mains electricity, mains drainage and mains gas. Heating is provided by a gas fired central heating system.

Prospective purchasers should make their own enquiries regarding the availability and condition of all services, appliances and associated installations, as these have not been tested by the selling agents.

SCHOOLING

Oswestry is well served by a range of educational facilities including primary schools, secondary schools and further education establishments. Nearby schools include The Marches School, Our Lady & St Oswald Catholic Primary School and Woodside Primary School, together with independent schooling available at Moreton Hall and Ellesmere College.

POSSESSION AND TENURE

Vacant possession will be given on completion.

We understand the property is Freehold, although purchasers are advised to make their own enquiries through their solicitor.

LOCAL AUTHRORITY

Your local authority is Shropshire Council.

COUNCIL TAX BAND

Council Tax Band - B

VIEWINGS

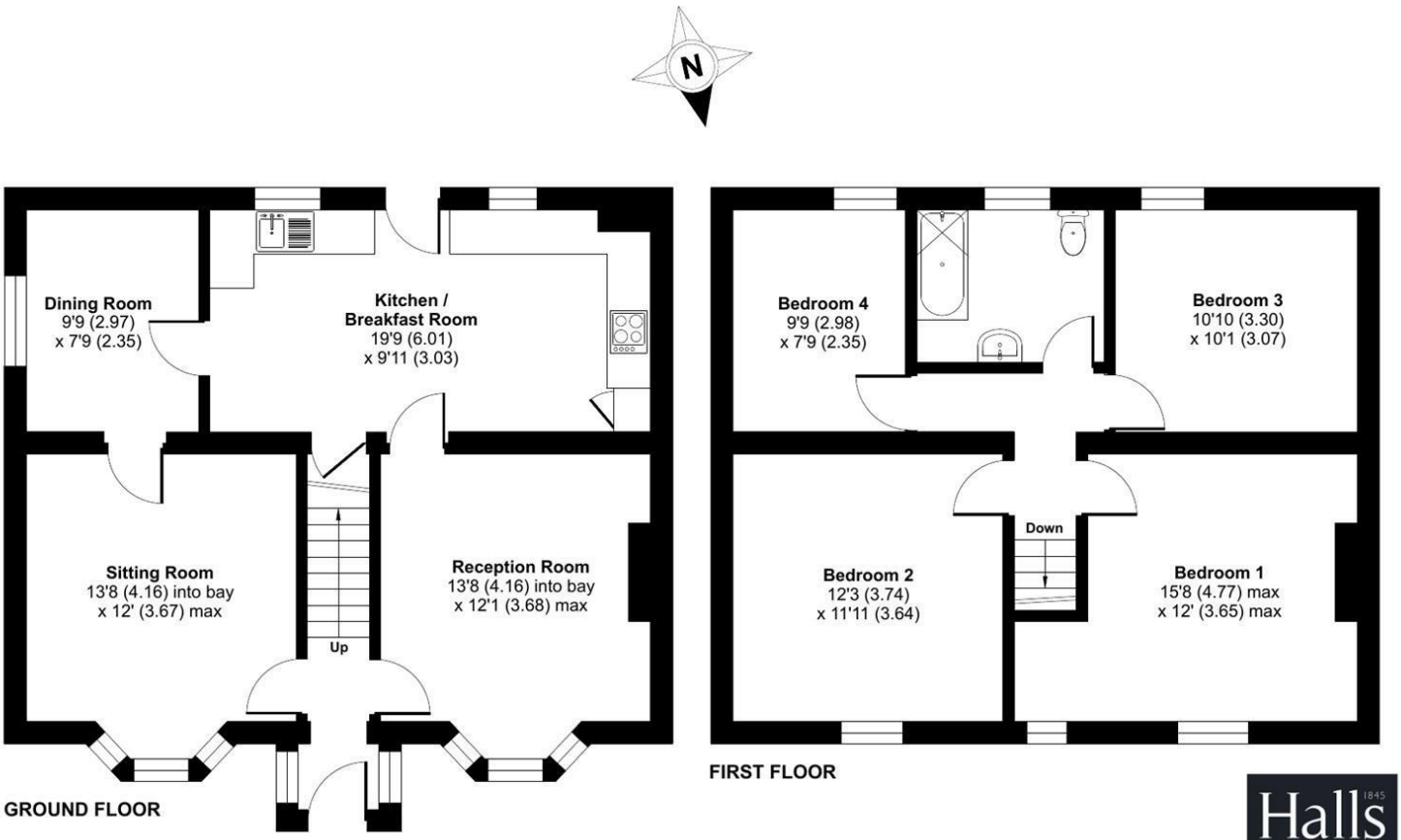
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

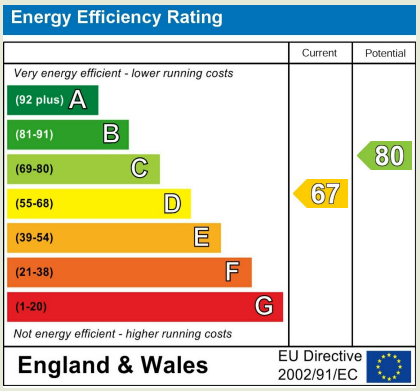
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Approximate Area = 1307 sq ft / 121.4 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: 1487981



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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OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.