

Roger Parry & Partners

9 Oaklands Drive, Whittington, Oswestry, SY11 4PL





9 Oaklands Drive, Whittington, Oswestry, SY11 4PL
Offers In The Region Of £345,000

Occupying a pleasant position within the highly regarded village of Whittington, 9 Oaklands Drive is a four bedroom detached family home offering; Entrance hall with cloakroom, living room, dining room, kitchen, and utility. To the first floor are four bedrooms, bathroom and ensuite. Externally, the property enjoys driveway parking, an integral garage and enclosed gardens, all within easy reach of local amenities, schools and excellent road connections.













LOCATION
Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

ENTRANCE
12'3 x 3'7 (3.73m x 1.09m)
Outbuilt porch through a wooden door into the hallway. Ceiling light, radiator and doors off too;

LIVING ROOM
16 x 11'4 (4.88m x 3.45m)
Light and airy room with window to the front, feature brock fireplace with inset gas fire, ceiling light and radiator. Archway into;

DINING ROOM
11'4 x 9'5 (3.45m x 2.87m)
With sliding doors opening on to the rear patio, perfect for entertaining, ceiling light and radiator.

KITCHEN
10'10 x 8'5 (3.30m x 2.57m)
Modern kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a window overlooking the garden. Void for oven with extractor hood above, and void for further appliances. Part tiled walls, tiled flooring and ceiling light. Door into;

UTILITY
8 x 7'9 (2.44m x 2.36m)
A range of fitted wall and base units ideal for further storage, void for washing machine and tumble dryer, and inset sink with mixer tap and drainer. UPVC door opening onto the side giving access to the rear garden, tiled flooring, part tiled walls, ceiling light and radiator. Door into the garage.

CLOAKROOM
4'5 x 3'5 (1.35m x 1.04m)
Low level WC, wash hand basin, heated towel rail, and ceiling light.

FIRST FLOOR
Landing space with built in storage cupboard, loft hatch and doors off too;

BEDROOM ONE
13'2 x 10'5 (4.01m x 3.18m)
Double room with fitted wardrobes, window to the front, ceiling light and radiator. Door into;

ENSUITE
4'5 x 6'9 (1.35m x 2.06m)
Enclosed shower cubicle, low level WC and wash hand basin. Part tiled walls, ceiling light, heated towel rail and window to the front.

BEDROOM TWO
12 x 11'4 (3.66m x 3.45m)
Double room with window to the rear, ceiling light and radiator.

BEDROOM THREE
13'6 x 8'3 (4.11m x 2.51m)
Double room with window to the front, ceiling light and radiator.

BEDROOM FOUR
9'8 x 8'2 (2.95m x 2.49m)
With window to the rear, ceiling light and radiator.

BATHROOM
5'7 x 6'7 (1.70m x 2.01m)
Three piece suite comprising panelled bath, low level WC and wash hand basin. Heated towel rail, window to the rear and ceiling light.

EXTERNAL

GARAGE
17'11 x 8'2 (5.46m x 2.49m)
With integral door from the utility room, up and over door opening onto the driveway, power and lighting.

FRONT
To the front of the property there is a lawn area with plants and shrubs, driveway for parking two vehicles, and pathway leading to the side.

REAR
Rear garden mainly laid to lawn with a patio entertainment area, garden shed and fence to boundaries.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low with high surface water. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

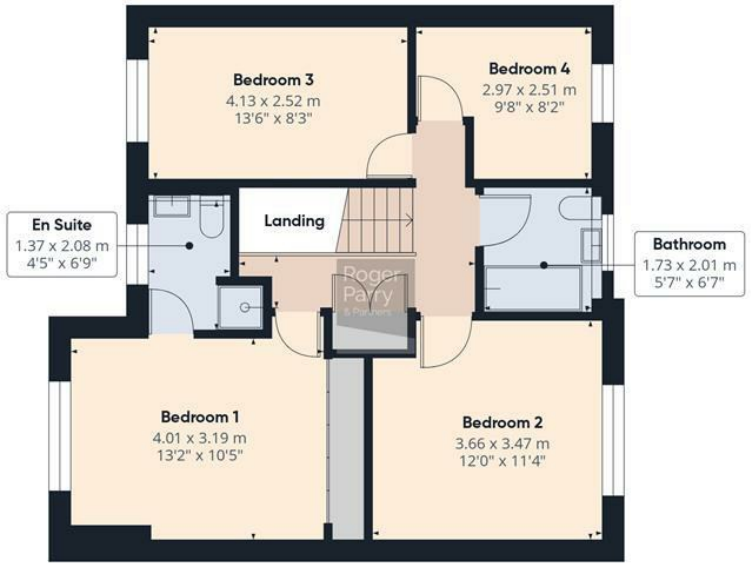
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area(1)

120 m²

1292 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: D
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.