

Roger Parry & Partners

7 High Lea Close, Oswestry, SY11 1SX





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Offers In The Region Of £525,000

This detached family home is situated in a most convenient and popular cul de sac location on the edge of Oswestry town. Being extended and upgraded by the current owners offering spacious accommodation and high specification. In brief the accommodation affords entrance hall, lounge, office, open plan kitchen/living room with Bi-fold doors onto the patio entertainment area, cloakroom, utility and rear hall. To the first floor are five bedrooms, the principle room being en-suite with dressing room and family bathroom. Externally there are two driveway offering parking for several vehicles, garage and enclosed rear garden.


IRON MIKE
TYSON
'HE'S BACK'










Welcome
to the
Madhouse!

LOCATION
High Lea Close is a prime residential area set on the fringe of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North.

FRONT
Oak outbuilt storm porch with newly fitted double opening front doors leading into the entrance hall.

ENTRANCE HALL
12'3 x 7'3 (3.73m x 2.21m)
Spacious entrance with built in storage, oak bench, tiled flooring, ceiling light, under stairs storage, vertical column radiator, stairs to first floor and doors leading to;

LOUNGE
13'11 x 10'11 (4.24m x 3.33m)
With uPVC window to the front, electric fire, radiator and ceiling light.

HOME OFFICE
10'2 x 8'3 (3.10m x 2.51m)
With uPVC window to the side, radiator and ceiling light.

OPEN PLAN KITCHEN/ LIVING ROOM
20'11 x 20 (6.38m x 6.10m)
A real feature to this property, having been extended two years ago to make a beautiful family room, or ideal for dinner parties and entertaining.

KITCHEN
Modern fitted kitchen being presented to a high specification including Nef appliances. Offering a range of wall and base units with Granite work tops over, inset sink with mixer tap and drainer, with instant hot water tap, integrated appliances including oven, dish washer, four ring hob with down draft extractor and wine cooler. Continuation of tiled flooring, ceiling lights and radiator.

LIVING AREA
The living and dining area has the continuation of tiled flooring, 360 wood burner making a real feature of the room, and Bi-fold doors opening out onto the raised patio area perfect for alfresco dining.

UTILITY
7'5 x 8'10 (2.26m x 2.69m)
Work surface with void below for washing machine and storage cupboard, inset sink with mixer tap and drainer below a uPVC window to the rear. Ceiling light, integral door to the garage and uPVC door to the rear garden.

CLOAKROOM
3'2 x 4'6 (0.97m x 1.37m)
Low level WC with wash hand basin, part tiled walls, extractor fan and ceiling light.

REAR HALL
3'3 x 8 (0.99m x 2.44m)
Work surface with void below for tumble dryer, uPVC window to the rear, and ceiling light.

FIRST FLOOR

LANDING
With hard wearing carpet, loft hatch, ceiling light and doors off too;

BEDROOM ONE
13'5 x 10'7 (4.09m x 3.23m)
Double room with fitted wardrobes, uPVC window to the rear, ceiling light and radiator.
Dressing Room (5'5 x 4'1) with fitted mirrored wardrobes and ceiling light.

ENSUITE
7'7 x 5'10 (2.31m x 1.78m)
Modern shower room with enclosed shower cubicle, vanity unit with wash hand basin and low level WC. UPVC window to the rear, ceiling light, and heated towel rail.

BEDROOM TWO
11'1 x 9'2 (3.38m x 2.79m)
Double room with uPVC window to the side, fitted wardrobes, ceiling light and radiator.

BEDROOM THREE
8'10 x 10'10 (2.69m x 3.30m)
Double room with uPVC window to the side, ceiling light and radiator.

BEDROOM FOUR
11 x 7'9 (3.35m x 2.36m)
Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM FIVE
7'1 x 9'10 (2.16m x 3.00m)
Double room with uPVC window to the front, built in airing cupboard housing the Worcester boiler, ceiling light and radiator.

BATHROOM
8'3 x 9'10 (2.51m x 3.00m)
Beautiful four piece suite with freestanding deep bath with shower attachment, enclosed shower cubicle, low level WC and vanity unit with wash hand basin. Ceiling light, heated towel rail and built in storage cupboard.

EXTERNAL

GARAGE
7'11 x 9'10 (2.41m x 3.00m)
With electric up and over door to the front, pedestrian door from the utility room, power and lighting. To one wall there are base units with work surfaces over.

DRIVEWAY
Block paved driveway to the front, and tarmac driveway to the side enclosed with metal gates.

GARDENS
To the rear there is a patio entertainment area leading around to the side where there is a raised fish pond, outside tap, and covered area with hot tub. Steps lead down to a gate giving access to the enclosed rear lawn with further patio, raised flower beds and hedge and fence to borders. Garden shed and greenhouse.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Superfast 74 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. 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.

IMAGES
Please note AI images have been used in the marketing of this property.

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)





Approximate total area(1)

1853 ft²

171.9 m²

(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: C
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.

Directions:

From Oswestry head out of town on to church street, at the traffic lights turn right onto upper church street and then first right towards welshwalls. Turn left onto Brynhafod Road, then take the second left on to Llanforda Rise, and take the second left into High Lea Close where the property can be found on the left.

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.