

Offers in the Region of

£429,950

9 Whitridge Way, Trefonen, Oswestry, SY10 9FB

Oswestry

WOODHEAD
OSWESTRY SALES & LETTINGS

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Bedrooms: 4 **Bathrooms:** 2 **Receptions:** 2

Woodhead Sales and Lettings are delighted to present this charming four-bedroom detached family home, nestled in a private location offering delightful rural views and thoughtfully designed for comfortable living. Built between 2004-2005, this inviting property provides a perfect blend of space, modern conveniences, and a tranquil setting, ideal for those seeking a peaceful retreat with easy access to amenities.

Step inside through the storm porch into a welcoming **entrance hall** (3.187m x 1.785m), featuring practical tiled flooring, a radiator, and a useful under-stairs cupboard.

Adjacent to the hall is a convenient **guest cloakroom** (1.567m x 1.538m) with a front aspect obscured window, low-level WC, hand wash basin, tiled floor, and a radiator.

The heart of the home is the bright and airy **lounge** (3.996m x 4.492m). Enjoying dual aspect windows, this room boasts attractive wood flooring, a cosy log burner, and two radiators, creating a warm and inviting atmosphere for relaxation.

The well-appointed **kitchen** (4.672m x 3.275m) overlooks the rear garden with its large windows and features tiled flooring, a double panel radiator, and a comprehensive range of eye and base units. It comes equipped with an oven and extractor over, an integral dishwasher, and an upright fridge/freezer (less than 1 year old), making it a joy for any home chef.

A practical **utility room** (1.465m x 2.048m) is accessible from the kitchen, offering a side aspect half-glazed external door, additional eye and base units, a floor-fitted oil boiler, and a stainless steel sink unit.

Perfect for entertaining, the separate **dining room** (2.854m x 4.037m) features rear aspect windows and patio doors that open out to the garden, complementing the wood flooring and radiator to create an ideal space for family meals and gatherings.

Ascending the stairs, you arrive on the landing, which provides access to the insulated and boarded loft via a hatch.

The serene **principal bedroom** (3.898m x 3.787m) offers a peaceful sanctuary with dual aspect side and front windows, a double panel radiator, built-in wardrobes, and fitted carpet. This room benefits from a private **en-suite** (2.159m x 2.104m) featuring a side aspect obscured window, shower cubicle, low-level WC, hand wash basin, radiator, airing cupboard, and wood-effect flooring.

There are three further well-proportioned bedrooms.

Bedroom 1 (3.055m x 3.142m) enjoys rear aspect windows, a radiator, fitted carpet, and built-in wardrobes.

Bedroom 2 (2.804m x 3.219m) also features rear aspect windows, fitted carpet, and a radiator.

Bedroom 3 (3.215m x 2.136m) has front aspect windows, wood-effect flooring, and a radiator, offering versatile space for various needs, currently utilised as a study.









The **family bathroom** (1.73m x 2.105m) is fitted with a rear obscured glass window, low-level WC, hand wash basin, bath with shower over, wood-effect flooring, and a radiator.

Externally, the property boasts a welcoming **front garden** with a lawn and a driveway providing off-road parking for up to four vehicles. A detached **single garage** (2.765m x 5.323m) offers solid flooring, power, lighting, and an up-and-over door, providing secure parking or additional storage.

The **rear garden** is designed for low maintenance, offering secure and enclosed outdoor space with convenient side access. Enjoy the north-facing aspect, providing a cool retreat with lovely rural views over fields, complemented by two greenhouses for keen gardeners.

Benefiting from oil central heating, UPVC doors and windows, and a private location, this wonderful family home offers a superb opportunity to enjoy a tranquil lifestyle with the comfort of modern living. Early viewing is highly recommended to appreciate the accommodation and sought-after setting on offer.

Directions: From our office at 12 Leg Street, Oswestry, proceed towards Upper Brook Street and continue onto Trefonen Road, following the road out of Oswestry towards Trefonen. Continue into the village of Trefonen, then turn onto Whitridge Way. Follow the road into the development where No. 9 Whitridge Way can be found.

What2words: ///scouting.fattening.farm

Tenure: We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services: We have been informed by the seller that the property benefits from mains water, mains drainage, and oil 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 'D' and the local authority is Shropshire.

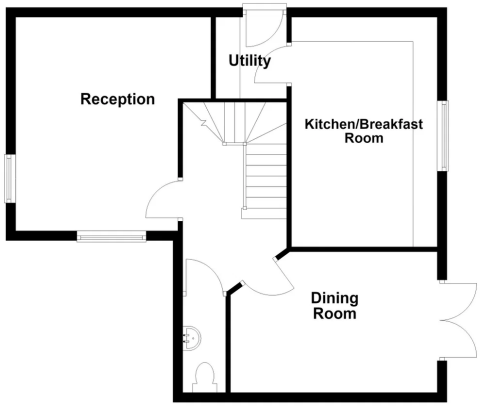
Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for **Anti-Money Laundering (AML) qualification**, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Viewings: By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business:
Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed

Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



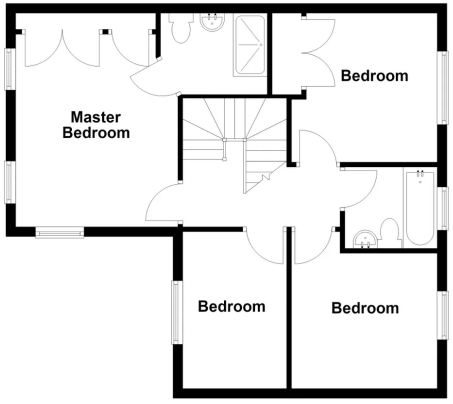
Total area: approx. 111.4 sq. metres (1199.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

9 Whitridge Way

First Floor

Approx. 55.6 sq. metres (598.8 sq. feet)





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