



Salop Road, Oswestry, Shropshire, SY11 2RQ

Offers in the Region of
£259,950



Bedrooms: 3

Bathrooms: 2

Receptions: 1

Discover contemporary living in this newly built three-bedroom house, perfectly situated in a superb town location on Salop Road, Oswestry. Offering a harmonious blend of modern design and practical features, this home is ideal for those seeking comfort and convenience without the complication of an onward chain.

Step inside through the new UPVC door into the inviting **Entrance Hallway** (2.17m x 5.07m), featuring a radiator and convenient under-stairs storage cupboards. The ground floor seamlessly transitions into the spacious **Lounge/Dining room** (5.53m x 4.85m), a bright space with rear aspect new UPVC windows and patio doors that lead directly out to the garden, perfect for relaxation and entertaining. A convenient **Guest Cloakroom** (1.8m x 2.24m) features a low level WC, hand basin, and radiator.

The well-appointed **Kitchen** (3.26m x 5.15m) boasts front aspect windows and is fitted with a range of eye and base units, a stainless steel sink unit with mixer tap, an integral dishwasher and fridge freezer, oven and hob. A Navien boiler and a single panel radiator with a thermostatic valve complete this functional space, offering ample room for a kitchen table.

Upstairs, you will find three comfortable bedrooms. **Bedroom 1** (3.41m x 4.23m) is brightened by front aspect new UPVC windows and includes a radiator with a thermostatic valve. This bedroom benefits from a private **Ensuite** (1.48m x 2.28m), equipped with a low level WC, hand basin, heated towel rail, and a shower cubicle. **Bedroom 2** (4.86m x 2.67m) offers rear aspect new UPVC windows and a single panel radiator with a thermostatic valve. **Bedroom 3** (2.75m x 3.9m) also benefits from a rear aspect window and a single panel radiator with a thermostatic valve. The contemporary **Family Bathroom** (2.28m x 2.15m) is equipped with front aspect obscure glass UPVC new windows, a bath with shower over, hand wash basin, heated towel rail, low level WC, and a tiled floor.

Externally, the property is approached via a new boundary low wall and a front path. The rear features an enclosed garden with a garden path and lawn. This new build home includes parking for two vehicles with wiring for EV charging, benefits from mains gas central heating, mains electricity and water, and is equipped with solar panels, promising energy efficiency and modern living. A choice of floor coverings and oak effect internal doors add to the appeal of this home.

Located in Oswestry, the property offers easy access to local amenities, transport links, and everything this vibrant town has to offer. With no onward chain, this home provides a smooth transition for its new owners.

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: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.





Bedrooms: 3

Bathrooms: 2

Receptions: 1

Discover contemporary living in this newly built three-bedroom house, perfectly situated in a superb town location on Salop Road, Oswestry. Offering a harmonious blend of modern design and practical features, this home is ideal for those seeking comfort and convenience without the complication of an onward chain.

Step inside through the new UPVC door into the inviting **Entrance Hallway** (2.17m x 5.07m), featuring a radiator and convenient under-stairs storage cupboards. The ground floor seamlessly transitions into the spacious **Lounge/Dining room** (5.53m x 4.85m), a bright space with rear aspect new UPVC windows and patio doors that lead directly out to the garden, perfect for relaxation and entertaining. A convenient **Guest Cloakroom** (1.8m x 2.24m) features a low level WC, hand basin, and radiator.

The well-appointed **Kitchen** (3.26m x 5.15m) boasts front aspect windows and is fitted with a range of eye and base units, a stainless steel sink unit with mixer tap, an integral dishwasher and fridge freezer, oven and hob. A Navien boiler and a single panel radiator with a thermostatic valve complete this functional space, offering ample room for a kitchen table.

Upstairs, you will find three comfortable bedrooms. **Bedroom 1** (3.41m x 4.23m) is brightened by front aspect new UPVC windows and includes a radiator with a thermostatic valve. This bedroom benefits from a private **Ensuite** (1.48m x 2.28m), equipped with a low level WC, hand basin, heated towel rail, tiled floor, and a shower cubicle. **Bedroom 2** (4.86m x 2.67m) offers rear aspect new UPVC windows and a single panel radiator with a thermostatic valve. **Bedroom 3** (2.75m x 3.9m) also benefits from a rear aspect window and a single panel radiator with a thermostatic valve. The contemporary **Family Bathroom** (2.28m x 2.15m) is equipped with front aspect obscure glass UPVC new windows, a bath with shower over, hand wash basin, heated towel rail, low level WC, and a tiled floor.

Externally, the property is approached via a new boundary low wall and a front path. The rear features an enclosed garden with a garden path and lawn. This new build home includes parking for two vehicles with wiring for EV charging, benefits from mains gas central heating, mains electricity and water, and is equipped with solar panels, promising energy efficiency and modern living. A choice of floor coverings and oak effect internal doors add to the appeal of this home.

Located in Oswestry, the property offers easy access to local amenities, transport links, and everything this vibrant town has to offer. With no onward chain, this home provides a smooth transition for its new owners.

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: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.





Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

<https://www.woodheadsalesandlettings.com/>



WOODHEAD
OSWESTRY SALES & LETTINGS

exp[®]

