



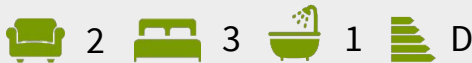
17 ST. OSWALDS CLOSE

MALPAS | SY14 8QT



Situated within a popular residential cul-de-sac just a short distance from the centre of the highly sought-after village of Malpas, this well-presented modern semi-detached home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families or those looking to downsize. The property is available with NO CHAIN.

Offers in the region of £255,000



- Modern Semi Detached House
- Close to Centre of Malpas
- No Upward Chain
- Parking for Three Cars
- Large Enclosed Rear Garden
- Good Access to Bishop Heber School

LOCATION - MALPAS PREMIUM

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 17 ST Oswalds Close by private treaty.

The accommodation briefly comprises an entrance hall leading into a generous lounge/dining room, providing a bright and welcoming living space ideal for both everyday family life and entertaining. The fitted kitchen offers a range of cupboards and worktop space, while to the rear a spacious conservatory overlooks the garden and provides an additional reception area with direct access outside.

To the first floor there are three well-proportioned bedrooms together with a family bathroom, fitted with both a bath and a separate shower enclosure. The property has gas fired heating and double-glazed windows.

OUTSIDE & GARDENS

Outside, the property benefits from a block paved driveway providing off-road parking for two to three vehicles. To the rear is a large, enclosed garden offering an excellent degree of privacy, with ample space for children to play, outdoor entertaining and keen gardeners alike. The large corner plot provides scope for an extension subject to the necessary planning.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at Grindley Brook continue to Malpas turning left at the Horse & Jockey public house. Upon reaching Malpas take the turning into Well Street and then the left turn into Leech Road, continue to the junction and then turn right and continue until you reach St Oswald's Close. The property is located towards the bottom on the left hand side.

WHAT 3 WORDS

///mystery.outbound.bypassed



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 (including 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.

SCHOOLING - SOUTH CHESHIRE

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1838 200726

COUNCIL TAX - CHESHIRE WEST

The property is in Band C on the Cheshire East Council Register.

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

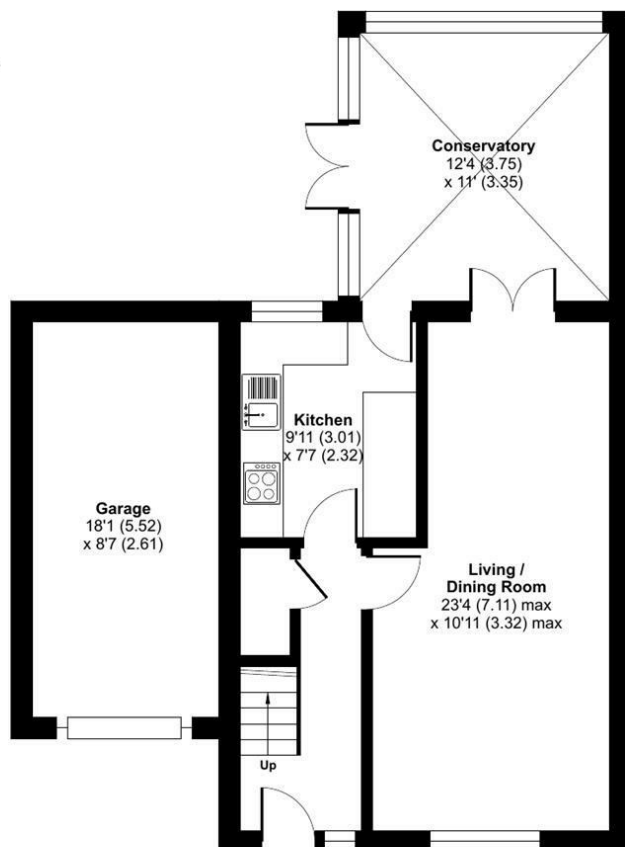


Approximate Area = 944 sq ft / 87.7 sq m

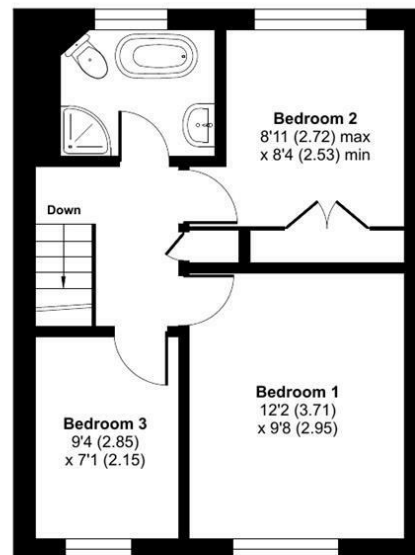
Garage = 155 sq ft / 14.4 sq m

Total = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1500418

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



WHITCHURCH 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.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch