Asking Price: £660,000

4 Bedrooms 3 Bathrooms Land 0.49 Acres

Rookwood, 3 Croeswylan Close,
Oswestry, Shropshire, SY10 9PS

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General Remarks

Rookwood is a spacious and well-presented family home situated on the outskirts of Oswestry and benefits from picturesque views along with 0.49 acres. This property offers superb living accommodation with 4 double bedrooms, one with a en-suite.

One of its most notable features are the well-established surrounding gardens with mature borders and flower beds. The south facing sun room is the ideal seating area to appreciate the view of the highly maintained garden. The market town of Oswestry is within walking distance and offers a range of schools, shops and other local amenities.

Location: The property is situated at entrance to Croeswylan Close in one of the most exclusive areas of the historic town of Oswestry. The town centre is a short walk away and offers a host of shops, restaurants and other amenities.

Easy access onto the A5/A483 provides direct access to the City of Chester and the county town of Shrewsbury which both offer a wider range of

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

facilities as well as access to the motorway network beyond. The nearby train station at Gobowen offers rail links to Birmingham and Chester.

Accommodation

Entrance Hall: Connecting most of the ground floor accommodation allowing plenty of light. Staircase to the first floor and doors off to.

Kitchen: 20' 0'' x 14' 9'' (6.1m x 4.5m) A range of base and eye level wall units with work tops over, integrated double oven, gas hob with extractor hood over. With adjoining utility room which has space for a washing machine and door leading to the garden along with doors leading to the double garage.

Sitting Room: 21' 0'' x 13' 5'' (6.4m x 4.1m) Fireplace with surround, French doors leading to the patio area along with an additional door leading to.

Sun Room: 15' 9'' x 10' 2'' (4.8m x 3.1m) South Facing sun room, surrounded with views of the well established garden and French doors leading out into the patio area.

Dining Room/Study: 17' 5'' x 12' 2'' (5.3m x 3.7m) The former dining room is now being used as a study. French doors open out onto the patio.

Wet room: Downstairs wet room comprising of wash hand basin, toilet and shower.

First Floor Landing: With doors off to.

Master Bedroom: 17' 5'' x 11' 10'' (5.3m x 3.6m) Double Bedroom with views of the countryside and door leading to.

En-suite: Comprising of Shower, wash hand basin and toilet.

Bedroom 2: 12' 2'' x 9' 10'' (3.7m x 3.0m) Double bedroom with door leading to dressing room.

Bedroom 3: 13' 9'' x 11' 2'' (4.2m x 3.4m) Double bedroom.

Bedroom 4: 10' 10'' x 9' 10'' (3.3m x 3.0m) Double Bedroom.

Family Bathroom: Comprising of Bath with shower over, wash hand basin and toilet.

Outside and Gardens: The property is approached by a paved driveway leading to a double integrated garage. The gardens are level with a patio to the south of the house and a lawned area. Surrounded by borders of mature plants along with an orchard containing a mixture of fruit trees. To the rear of the property there is a small greenhouse and shed. Access can be gained via either side of the property along the paved patio area.

Double Garage: 23' 4'' x 18' 1'' (7.1m x 5.5m) Integrated double garage.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: All main services are connected. The property also includes roof mounted pv panels.

Council Tax Band: Council Tax Band F

EPC Rating: EPC Rating C 76.

Local Authority: Shropshire County Council tell 0345 678 9000

Directions: From Oswestry Town Centre take the B5069 Morda Road. Continue beyond the Marches School and then turn immediately right onto Croeswylan Lane. Continue ahead before taking the third turning right into Croeswylan Close, where the property will be found immediately on the left hand side.

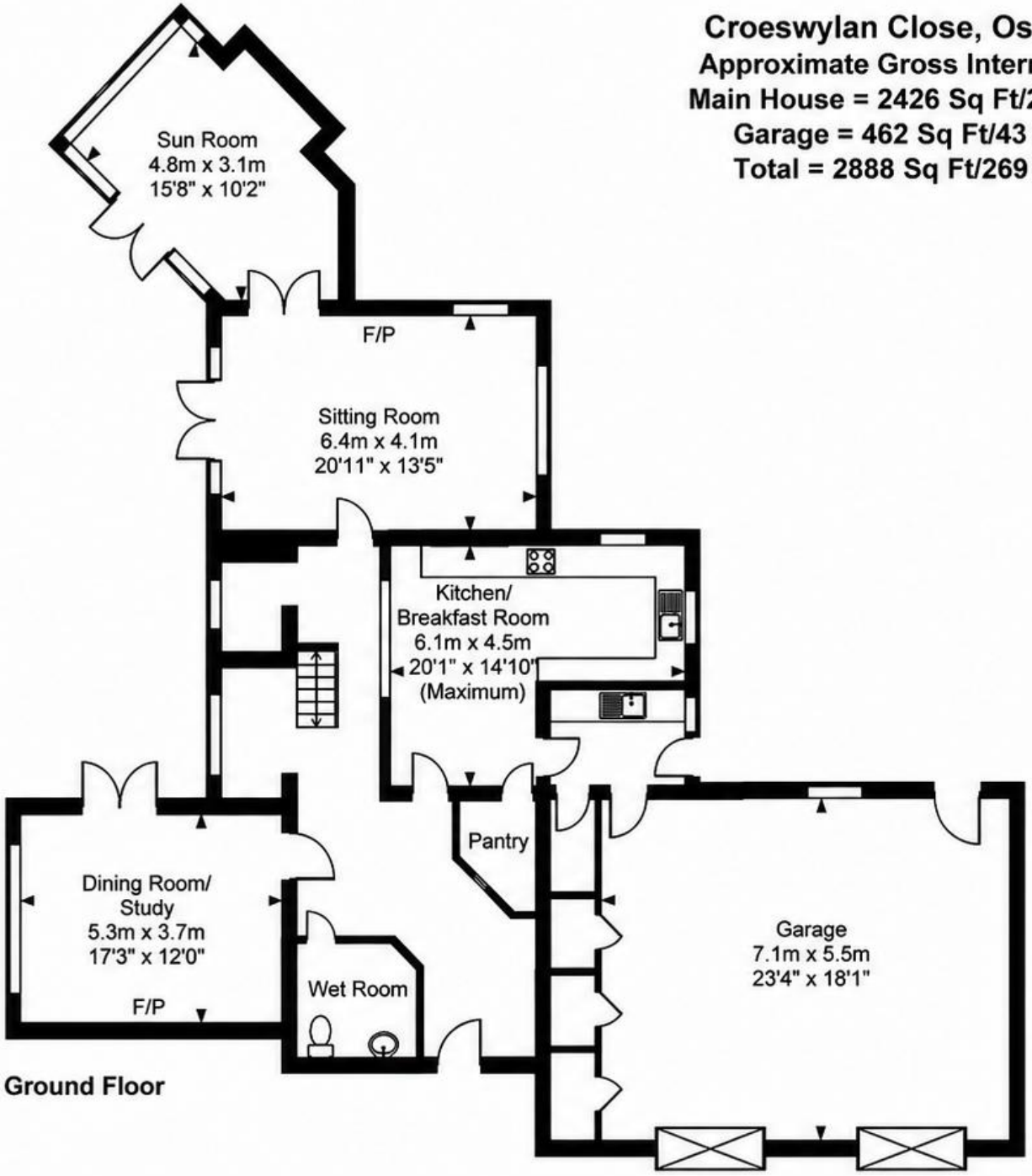
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale certain items such as garden ornaments, carpets and curtains may well be available by separate negotiation.

Wayleaves, rights of way and easements: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

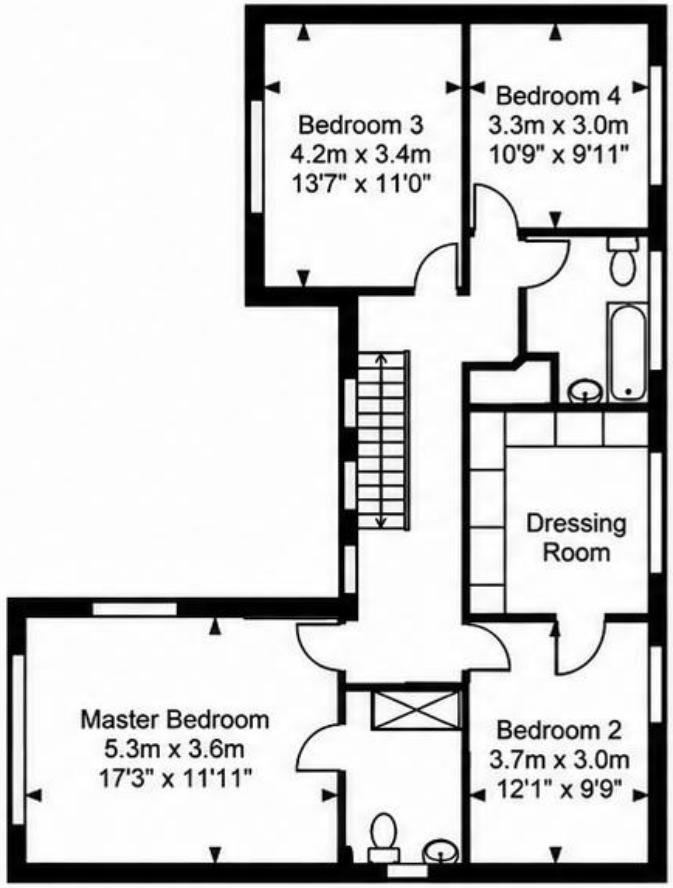
Dataroom: Further information is available at https://www.piphome.co.uk/room/view/b6a60738-019e-4794-bda0-6623af3d58ad/rookwood

Croeswylan Close, Oswestry

Approximate Gross Internal Area
Main House = 2426 Sq Ft/226 Sq M
Garage = 462 Sq Ft/43 Sq M
Total = 2888 Sq Ft/269 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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