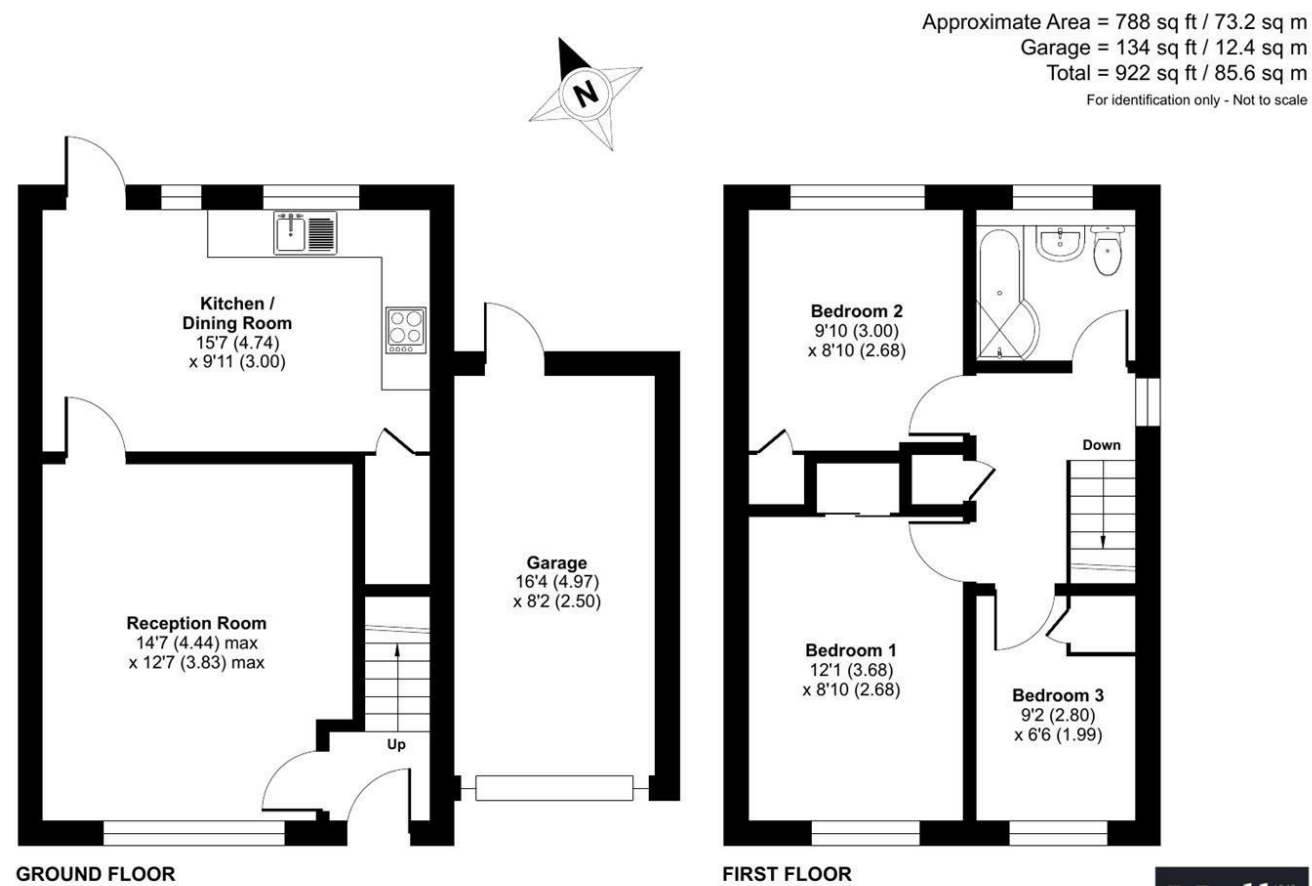


FOR SALE

25 Fitzgwarine Drive, Whittington, Oswestry, Shropshire, SY11 4NZ



FOR SALE

Offers in the region of £255,000

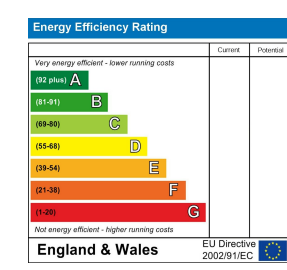
25 Fitzgwarine Drive, Whittington, Oswestry, Shropshire, SY11 4NZ

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Halls. REF: 1464057

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry@halls.gb.com



A well-presented three-bedroom semi-detached family home with driveway parking, garage and enclosed rear garden, situated within a popular residential development in Whittington.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



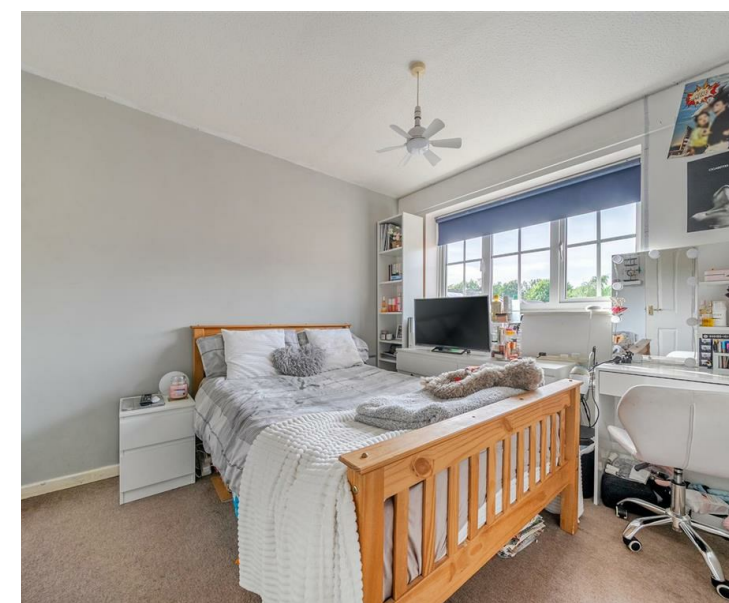
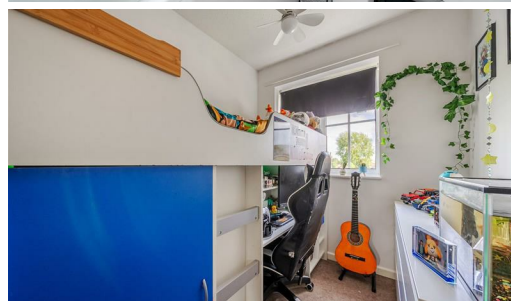
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Modern three-bedroom semi-detached home
- Spacious living room
- Kitchen/dining room with garden access
- Driveway parking and attached garage
- Enclosed low-maintenance rear garden
- Popular village location
- Convenient access to Oswestry and the A5

**DESCRIPTION**

25 Fitzgwarine Drive is an attractive modern semi-detached property offering well-maintained accommodation arranged over two floors, ideal for first-time buyers, young families or downsizers alike. The property benefits from a spacious living room, kitchen/dining room opening onto the rear garden, three bedrooms, family bathroom, driveway parking and an attached garage, all situated within a sought-after village location close to Oswestry and excellent road links.

The property is approached via a driveway providing off road parking together with access to the attached garage. A covered entrance canopy leads into the welcoming reception hall with staircase rising to the first floor.

The principal reception room is a bright and spacious living room enjoying excellent natural light from the large front-facing window, creating an ideal everyday family living space.

To the rear of the property is the kitchen/dining room fitted with a range of wall and base units together with ample work surface space, integrated cooking facilities and space for dining furniture. French doors provide direct access onto the rear garden, creating an excellent layout for both indoor and outdoor entertaining.

To the first floor are three bedrooms, including two well proportioned double bedrooms together with a useful third bedroom ideal as a nursery, home office or dressing room. The accommodation is served by a family bathroom fitted with a modern suite.

The property is presented in good decorative order throughout and offers an excellent opportunity for purchasers seeking a ready to move into home within a convenient village setting.

**OUTSIDE**

To the front of the property is a lawned garden together with driveway parking leading to the attached garage.

The rear garden is fully enclosed and designed for ease of maintenance, incorporating a paved seating terrace ideal for outdoor entertaining together with artificial lawn and fenced boundaries providing a good degree of privacy.

The attached garage provides useful storage together with additional potential for workshop space if required.

**SITUATION**

The property occupies a pleasant position within the popular village of Whittington, which offers a strong community feel together with a range of everyday amenities including a village shop, public houses, primary school and historic Whittington Castle.

The nearby market town of Oswestry provides a wider range of shopping, leisure and educational facilities, whilst excellent road links via the A5 allow convenient access towards Shrewsbury, Chester and the wider Midlands.

The area is particularly well regarded for its attractive countryside surroundings together with nearby walking routes and recreational opportunities.

**DIRECTIONS**

From Halls Oswestry office proceed out of town towards the A5 roundabout taking the exit signposted Whittington. Continue into the village and proceed along Station Road before turning into the residential development. Continue onto Fitzgwarine Drive where the property will be found on the left-hand side.

**SCHOOLING**

The property is conveniently situated for a selection of primary and secondary schools within the area including Whittington C.E. Primary School, The Marches School in Oswestry and Oswestry School independent school.

**SERVICES**

We understand that the property benefits from mains water, mains electricity, mains drainage and mains gas central heating.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

**COUNCIL TAX**

COUNCIL TAX BAND - C

**TENURE**

We understand the property is of freehold tenure, subject to confirmation by the purchaser's solicitor.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

**ANTI-MONEY LAUNDERING**

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.