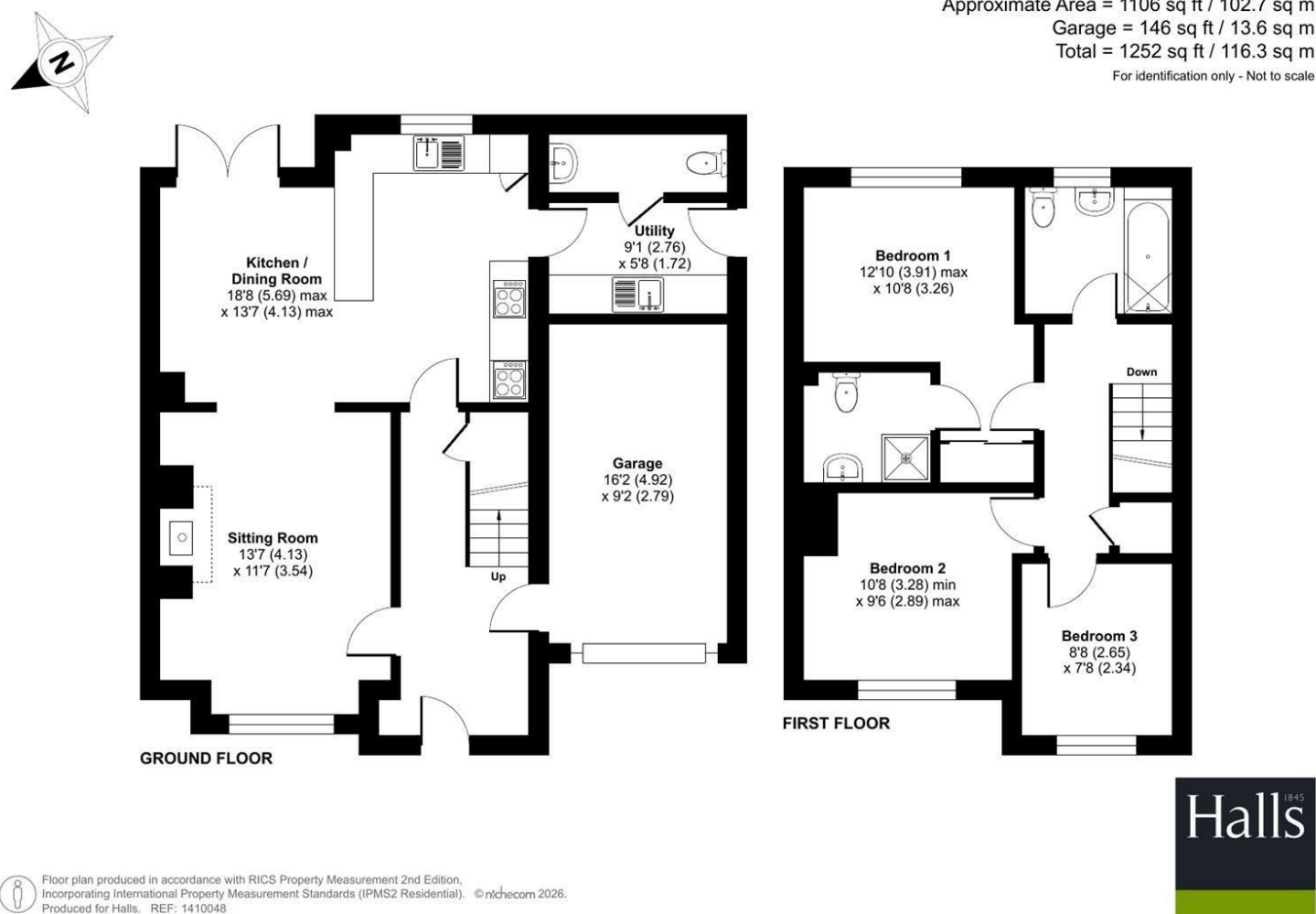


FOR SALE

15 Cygnet Close, Whittington, Oswestry, SY11 4FL



FOR SALE

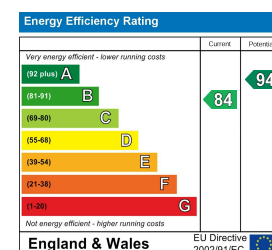
Offers in the region of £295,000

15 Cygnet Close, Whittington, Oswestry, SY11 4FL

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@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Impressive open-plan kitchen/dining room.
- Driveway parking and integral garage.
- Attractive sitting room with log-burning stove.
- Sought-after village location.
- Great transport links.
- Well-presented throughout.

DESCRIPTION

Cygnets Close is a stylish and well-maintained modern semi-detached home offering well-balanced accommodation arranged over two floors. The property has been tastefully decorated throughout and is presented in excellent order, making it ready for immediate occupation.

Particular features include the attractive sitting room with log-burning stove, the spacious open-plan kitchen/dining room ideal for modern family living, and the addition of a utility room and integral garage providing excellent practicality.

The first floor offers three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom.

OUTSIDE

To the front, the property is approached over a block-paved driveway providing parking and access to the integral garage. A lawned area and shrub borders enhance the kerb appeal.

To the rear is an enclosed garden predominantly laid to lawn with patio seating area, ideal for outdoor dining and entertaining. The garden enjoys a good degree of privacy and is well suited to families and pets.

SITUATION

The property occupies a pleasant position within the popular village of Whittington, just a short distance from Oswestry town centre. Whittington offers a range of everyday amenities including a village shop, public house, primary school and the historic Whittington Castle.

The property also benefits from excellent road links, with easy access to the A5 providing connections towards Shrewsbury, Wrexham and Chester, making it ideal for commuters.

DIRECTIONS

From Oswestry town centre proceed north on the A5 towards Wrexham. After approximately 2 miles take the exit signposted for Whittington. At the roundabout take the first exit into the village and continue through Whittington, passing the castle on your right-hand side. Proceed along the main road before turning into the residential development and follow the road around where Cygnets Close will be identified. The property will be found within the cul-de-sac.

SCHOOLING

Within the village is Whittington Church of England Primary School, which is highly regarded locally. Secondary schooling is available at The Marches School, Oswestry, which offers comprehensive education facilities.

Further educational options include Oswestry School (independent), Moreton Hall School, The Corbet School in Baschurch, and Ellesmere College, all within reasonable travelling distance.

Whittington's convenient position near the A5 also provides good accessibility to schools in Shrewsbury, Wrexham and Chester.

SERVICES

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

W3W

///thrillers.edges.appeal

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: D

LOCAL AUTHORITY

Shropshire County Council.

VIEWINGS

Strictly by appointment with the selling agent.

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.