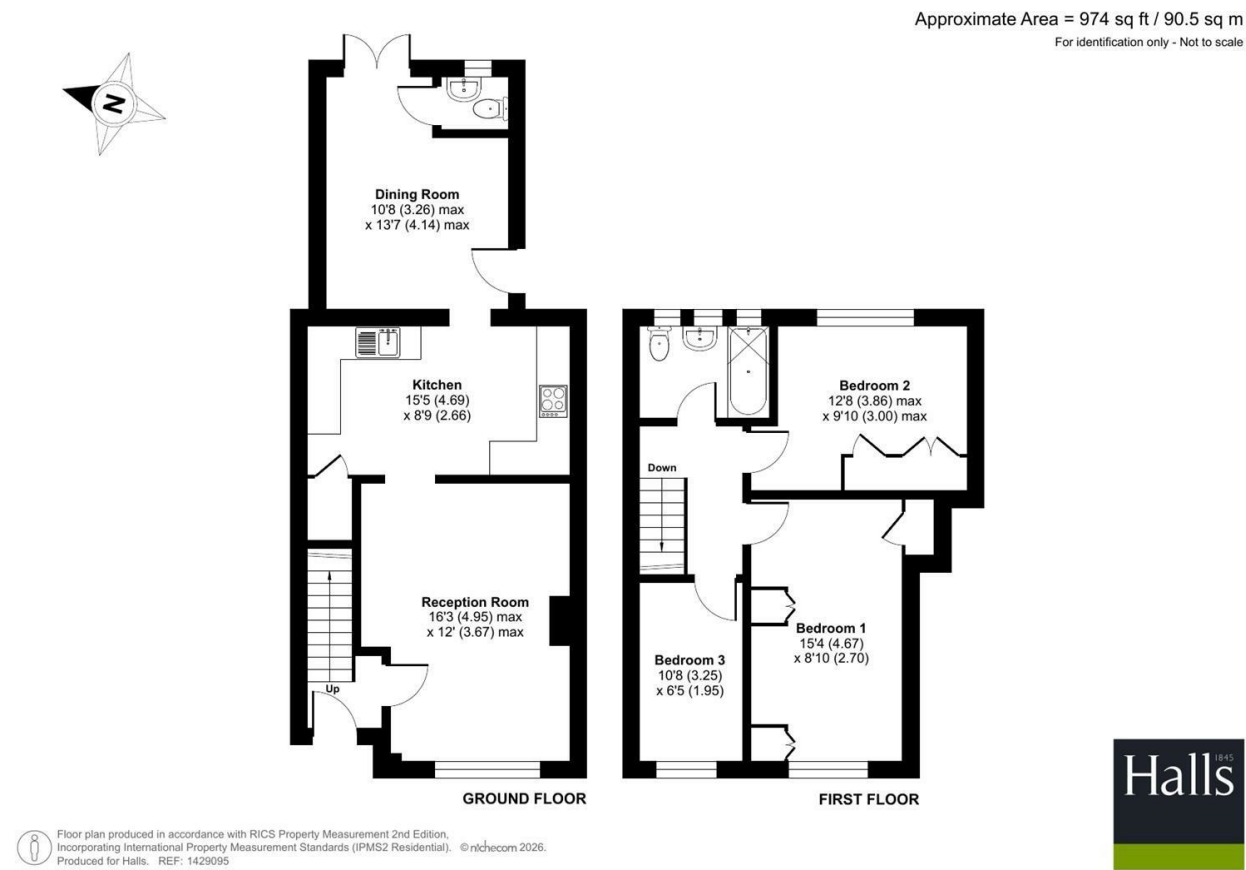


FOR SALE

10 Western Avenue, Whittington, Oswestry, SY11 4BP

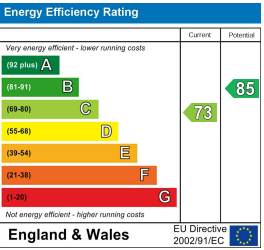


10 Western Avenue, Whittington, Oswestry, SY11 4BP

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



Immaculately presented three-bedroom mid-terraced home finished to a high standard, offering well-balanced accommodation throughout. Benefiting from parking for two vehicles and an attractive rear garden with French doors, situated in the popular village of Whittington close to Oswestry.

Halls

01691 670320

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



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented three-bedroom mid-terraced home
- Off-road parking for two vehicles
- Modern kitchen and separate dining room with French doors
- Well-balanced accommodation ideal for modern living
- Excellent transport links with easy access to the A5 and A483 road networks

DESCRIPTION

10 Western Avenue is an immaculately presented three-bedroom mid-terraced home, finished to a fantastic standard throughout and offering stylish, well-balanced accommodation ideal for modern living. The property benefits from off-road parking for two vehicles, together with an attractive rear garden, making it perfectly suited to first-time buyers, families or investors.

The property is approached via a driveway providing parking for two cars, with a pathway leading to the front entrance door opening into a welcoming reception room. This is a well-proportioned and tastefully presented living space, enjoying good natural light and offering a comfortable setting for everyday living.

To the rear of the property is a modern fitted kitchen, comprising a range of base and wall units with complementary work surfaces and space for appliances. The layout flows through to a separate dining room, creating an excellent space for entertaining. French doors open directly onto the rear garden, providing a seamless connection between indoor and outdoor living.

To the first floor, the property offers three bedrooms, including a generous principal bedroom, a further well-sized double bedroom and a third bedroom which could also be utilised as a home office or nursery. The accommodation is served by a family bathroom fitted with a contemporary suite including a bath with shower over, WC and wash hand basin.

The property is situated within the popular village of Whittington, which offers a range of local amenities including a shop, primary school and public houses, whilst Oswestry town centre is just a short distance away providing a more comprehensive range of facilities.

OUTSIDE

Externally, the rear garden is a particularly attractive feature, being private and enclosed and providing an ideal space for relaxing or entertaining. The garden benefits from direct access via French doors from the dining area, creating an excellent indoor-outdoor connection. To the front of the property, there is off-road parking for two vehicles.

DIRECTIONS

From Oswestry town centre, proceed out of town along Gobowen Road (B5069) heading towards Whittington. Continue for approximately 2.5 miles, passing through the outskirts of the town and following signs for Whittington.

At the roundabout, take the exit onto the A495 (Whittington Road) and continue into the village. Proceed past local amenities and continue along Station Road, turn right up Western Avenue where the property will be found on the left-hand side.

W3W

What3Words:///ending.treatment.opts

SITUATION

The property is situated within the popular and well-served village of Whittington, enjoying a convenient position just a short distance from Oswestry town centre. Whittington offers a range of local amenities including a village shop, primary school, public houses and the historic Whittington Castle, together with good access to surrounding countryside.

Oswestry provides a more comprehensive range of facilities including supermarkets, independent shops, cafes and restaurants, together with both primary and secondary schooling. The area is well connected via the A5 and A483 road networks, providing access towards Shrewsbury, Wrexham and Chester, making the location ideal for commuters as well as those seeking a balance of village and town living.

SCHOOLING

The property is well placed for a range of schooling options to suit all age groups. Whittington CofE Primary School is within the village and provides a well-regarded local option for younger children.

Secondary education is available at The Marches School in Oswestry, which has a strong reputation and offers a comprehensive range of academic and extracurricular opportunities.

In addition, the area is served by a selection of independent schools, including Oswestry School and Moreton Hall School, both of which are easily accessible and well regarded for their educational standards.

SERVICES

We understand that the property is connected to mains electricity, mains water and mains drainage. Heating is provided by gas central heating.

TENURE

Freehold.

LOCAL AUTHORITY

The local authority responsible for the property is Shropshire Council.

COUNCIL TAX

Band A.

VIEWINGS

Viewings are strictly by prior appointment through the selling agents, Halls Estate Agents, Oswestry office. Please contact the office to arrange a convenient appointment.

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.