

Offers in the Region of

£259,960

The Bridleway, Station Road, Whittington, Oswestry, SY11 4BL

WOODHEAD
OSWESTRY SALES & LETTINGS

eXp

Bedrooms: 3 **Bathrooms:** 3 **Receptions:** 3

Woodhead Sales and Lettings are delighted to present this beautifully presented three-bedroom home, offering generous living spaces and convenient off-street parking for multiple vehicles.

This property provides a perfect blend of comfort and practicality, ideal for a relaxed lifestyle.

Step inside through the welcoming entrance hall (3.145m x 4.17m), featuring elegant wood flooring and a handy under-stairs cupboard.

Adjacent, a guest cloakroom (2.233m x 0.85m) offers convenience with a low-level WC, hand wash basin, and tiled floor.

The heart of the home unfolds into an **impressive sitting room** (3.899m x 5.074m), boasting rear patio doors and windows that invite natural light, and a substantial brick fireplace with a large, elegant burner – perfect for cosy evenings.

For additional flexible living space, a third reception room, currently a snug (2.048m x 3.177m), provides a bright area with front-aspect windows and wooden flooring.

The spacious kitchen (3.832m x 3.888m) is designed for both everyday meals and entertaining, featuring a double oven, hob, and a good range of eye and base units, alongside space for a washing machine and dryer. This open-plan area benefits from dual-aspect windows and a door leading to the garden.

The adjoining dining room (3.01m x 2.97m), with its front and side aspect windows and wooden floor, offers an inviting space for meals.

Upstairs, the accommodation continues with three comfortable bedrooms.

The main bedroom (3.628m x 5.485m) is a spacious retreat with side and rear aspect windows, and benefits from a private en-suite bathroom (1.825m x 2.691m) complete with a corner shower cubicle, low-level WC, and hand wash basin.

A well-appointed family bathroom (2.413m x 2.642m) serves the remaining bedrooms, featuring a bath, hand wash basin, and low-level WC.

Bedroom two (2.978m x 2.308m) is a bright room with rear aspect windows, while bedroom three (3.089m x 2.049m) offers a unique touch with a ceiling window.

Outside, the property provides ample off-road parking on a gravel driveway for several vehicles at the front, along with a shed.

The rear garden features a pleasant lawn and garden path, offering a lovely outdoor space for relaxation or recreation.









Located in a desirable private setting, this home offers easy access to local amenities and transport links, making it a truly appealing opportunity. To fully appreciate the space and features this property has to offer, a viewing is highly recommended.

Directions: From the Woodhead Sales & Lettings office at 12 Leg Street, proceed along Leg Street and continue onto Beatrice Street. Follow the road out of Oswestry onto Gobowen Road, then turn right onto Whittington Road (B4580). Continue into Whittington and turn right onto Station Road. Follow Station Road, where The Bridleway will be found on your left-hand side.

What3Words: ///named.arching.nutrients

Tenure: We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services: We have been informed by the seller that the property benefits from mains water, mains drainage, and oil heating. We have not tested any services, therefore NO warranty can be given or implied as to their working order.

Council Tax: The council tax band for the property is 'C' and the local authority is Shropshire.

Viewings: By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044 or email sales@woodheadsalesandlettings.com

Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents

Notes: Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

AML: Any prospective purchaser(s) will be contacted by ‘Prudent Financial Planning Ltd’ for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Hours of Business:
Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed



Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

https://www.woodheadsalesandlettings.com/