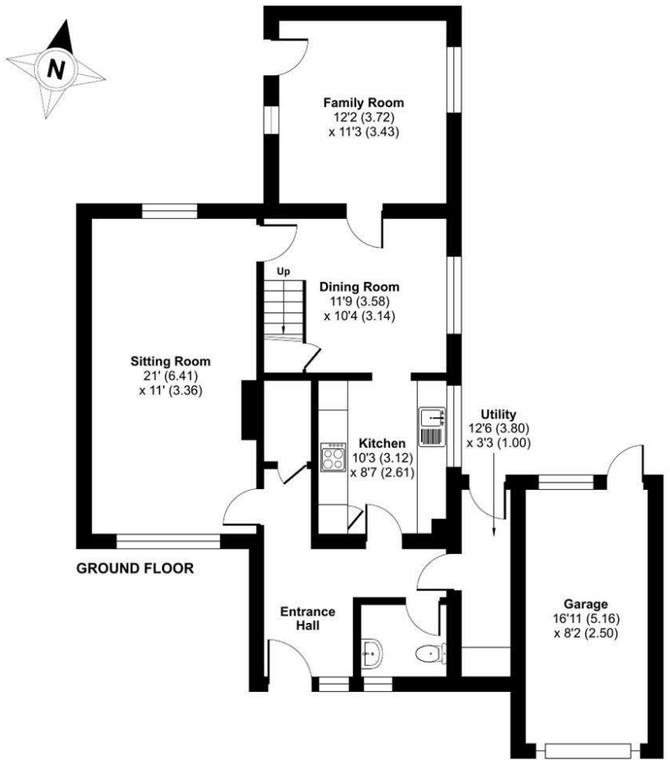
FOR SALE

5 High Lea Close, Oswestry, SY11 1SX

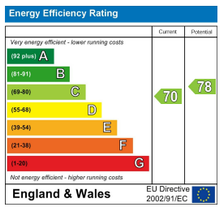


Approximate Area = 1315 sq ft / 122.2 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1454 sq ft / 135.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1470138

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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FOR SALE

Offers in the region of £350,000

5 High Lea Close, Oswestry, SY11 1SX

A beautifully modernised three-bedroom detached family home offering versatile living accommodation, garage, driveway parking and private gardens, situated within a sought after Oswestry location.

FOR SALE

2 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- **Detached Family Home**
- **Three Bedrooms**
- **Approx. 1,315 sq ft of Accommodation**
- **Modern Fitted Kitchen and Utility Room**
- **Two Reception Rooms plus Family Room/Home Office**
- **Sought-After Residential Location**

DESCRIPTION
Halls are delighted to offer this immaculately presented three-bedroom detached family home, occupying a pleasant position within the sought-after residential area of High Lea Close. The property has been thoughtfully modernised throughout and offers spacious, versatile accommodation extending to approximately 1,315 sq ft, together with an attached garage, driveway parking and attractive gardens to both the front and rear.

The accommodation is exceptionally well maintained and benefits from a contemporary fitted kitchen, spacious reception rooms and stylish décor throughout, making it an ideal home for families, professionals or those seeking a property ready for immediate occupation.

ACCOMMODATION
A welcoming entrance porch and hallway provide access to the principal ground floor accommodation. The generous sitting room enjoys excellent natural light from a large front-facing window and offers ample space for everyday family living and entertaining.

To the rear of the property is a dining room which flows naturally into the kitchen, creating a practical and sociable layout. The recently updated kitchen is fitted with an attractive range of contemporary units complemented by quality work surfaces and integrated appliances.

A useful utility room provides additional storage and appliance space whilst offering direct access to the garage and rear garden.

One of the standout features of the property is the versatile family room, currently utilised as a home office and second sitting room. This flexible space would lend itself equally well as a playroom, hobby room or ground floor bedroom if required.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom. The principal bedroom benefits from fitted wardrobes, whilst the remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite.

OUTSIDE
The property occupies a particularly attractive plot with a lawned front garden bordered by mature hedging, creating an appealing approach. A driveway provides off-road parking and leads to the attached garage.

To the rear is a private and enclosed garden designed for ease of maintenance, comprising gravelled seating areas, mature shrubs and established planting. The garden offers an excellent space for outdoor dining, entertaining and relaxation whilst remaining manageable throughout the seasons.

SITUATION
High Lea Close is a popular residential cul-de-sac situated on the edge of Oswestry town centre. The property enjoys convenient access to a wide range of local amenities including supermarkets, independent shops, cafés, healthcare facilities and leisure amenities.

Oswestry also benefits from excellent road links via the A5, providing access towards Shrewsbury, Wrexham and Chester. Gobowen railway station is within easy reach and offers direct rail services to Chester, Shrewsbury and Birmingham.

DIRECTIONS
From Halls Office in Oswestry proceed out of town along Willow Street before turning left onto Welsh Walls. Continue onto Middleton Road and take the turning into High Lea Close. Follow the road around where No. 5 will be found on the left-hand side.

TENURE
Freehold. Purchasers are advised to make their own enquiries via their solicitor.

TAX BAND
Band D.

LOCAL AUTHORITY
Shropshire Council.

SERVICES
All mains services are understood to be connected. Interested parties should make their own enquiries regarding the suitability and capacity of the services.

VIEWINGS
Strictly by appointment through Halls, Oswestry Office.

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.