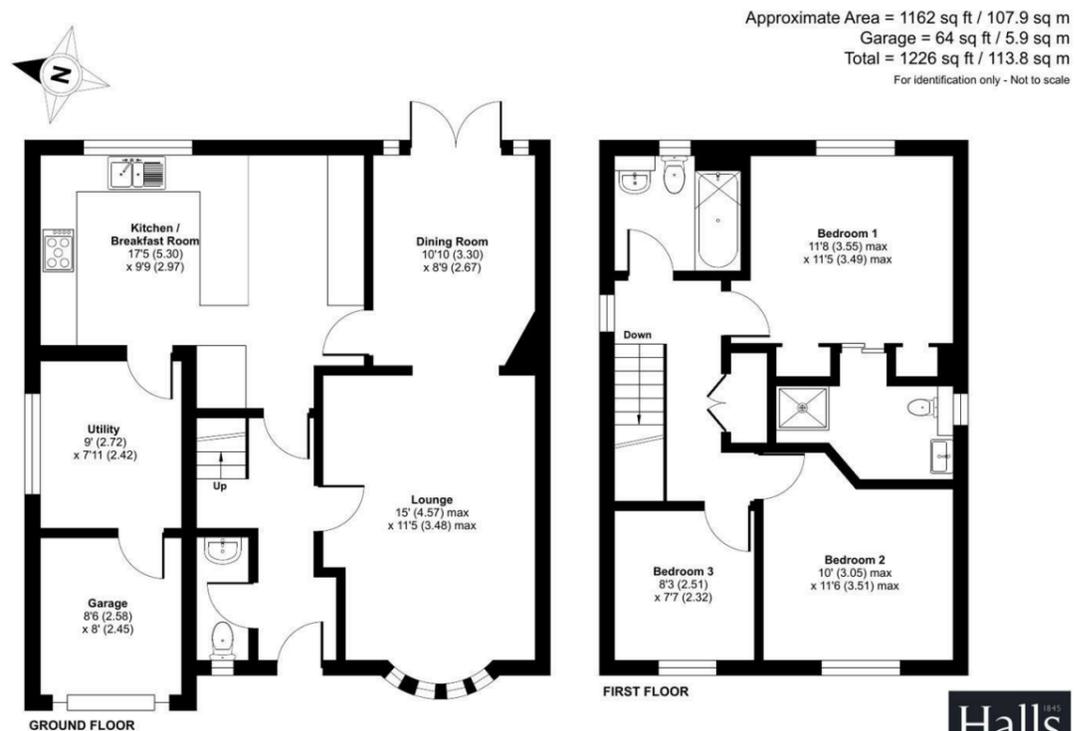


4 Oaklands Drive, Whittington, Oswestry, SY11 4PL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Halls. REF: 1321122



FOR SALE

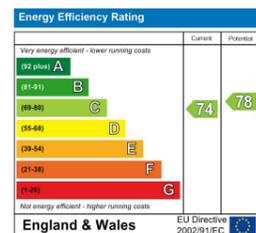
Offers in the region of £365,000

4 Oaklands Drive, Whittington, Oswestry, SY11 4PL

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



A well-appointed three-bedroom detached home in a quiet Whittington cul-de-sac. Stylish interiors, two reception rooms, and a modern kitchen with garden access offering comfort and versatility, while the driveway, garage, and enclosed garden complete the package. Village charm meets everyday convenience.



01691 670320

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



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Oswestry (2 miles), Wrexham (14 miles), Shrewsbury (17 miles), Chester (26 miles)
 (all mileages are approximates)

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



- Detached Home
- Three Bedrooms, Two Bathrooms
- Modern Fitted Kitchen
- Driveway & Integral Garage
- Sought-After Village Location
- Enclosed Rear Garden

DESCRIPTION

Halls are delighted with instructions to offer this attractive and well-presented detached home, located in a quiet and desirable residential area of Whittington, near Oswestry. This modern property enjoys a peaceful setting with a non-overlooked front aspect and offers the perfect blend of village charm and practical living.

Occupying a generous plot, the home benefits from a private driveway, garage, and enclosed garden - ideal for families or those who enjoy entertaining outdoors. Internally, the property offers well-balanced accommodation with a focus on comfort and functionality, including three double bedrooms and flexible living space suited to modern lifestyles.

THE PROPERTY

This well-proportioned family home offers spacious and thoughtfully arranged accommodation across two floors, including THREE DOUBLE BEDROOMS - ideal for growing families or those needing versatile space. The impressive principal bedroom benefits from a generously sized ensuite shower room, offering a touch of luxury and practicality.

On the ground floor, a bright and welcoming entrance hall leads into the lounge, which features a bay window and flows seamlessly into the dining room via an open arch - creating an ideal layout for entertaining and everyday living. FRENCH DOORS lead from the dining area out to the rear garden, further enhancing the connection between indoor and outdoor spaces.

The modern kitchen is a standout feature of the home, designed around a sociable breakfast bar layout that provides both style and functionality. It offers ample storage and preparation space, and links conveniently to a separate utility room and the integral garage.

OUTSIDE

Externally, the property occupies a well-positioned plot with a driveway for off-road parking and a garage. The REAR GARDEN IS ENCLOSED and family-friendly, while the front of the home enjoys a pleasant, NON-OVERLOOKED OUTLOOK, adding a sense of privacy and space often sought after in residential settings.

DIRECTIONS

From the A5/483 Oswestry bypass take the A495 signposted Ellesmere. Continue into the village of Whittington along Station Road and take the right hand turning into Yew Tree Avenue. Take the first turning on the left into Oaklands Drive where the property will be located on your right-hand side.

W3W

///talents.duos.laying

SITUATION

Whittington is a highly sought-after village known for its historic charm, friendly community, and excellent access links. The village is home to the iconic Whittington Castle, a well-regarded primary school, a village shop, pub, and tearoom, creating a strong sense of local character and convenience.

Located just two miles from Oswestry, residents enjoy the benefits of nearby town amenities while living in a tranquil, semi-rural environment. The A5 and A483 are within easy reach, offering direct routes to Shrewsbury, Wrexham, and Chester, making Whittington an excellent choice for commuters and countryside lovers alike.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Whittington C of E Primary, Derwen College, The Meadows, Lakelands Academy, The Marches, Ellesmere College, Moreton Hall, and Oswestry School.

SERVICES

Mains water, electricity, drainage, and gas are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band A.

VIEWINGS

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

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.