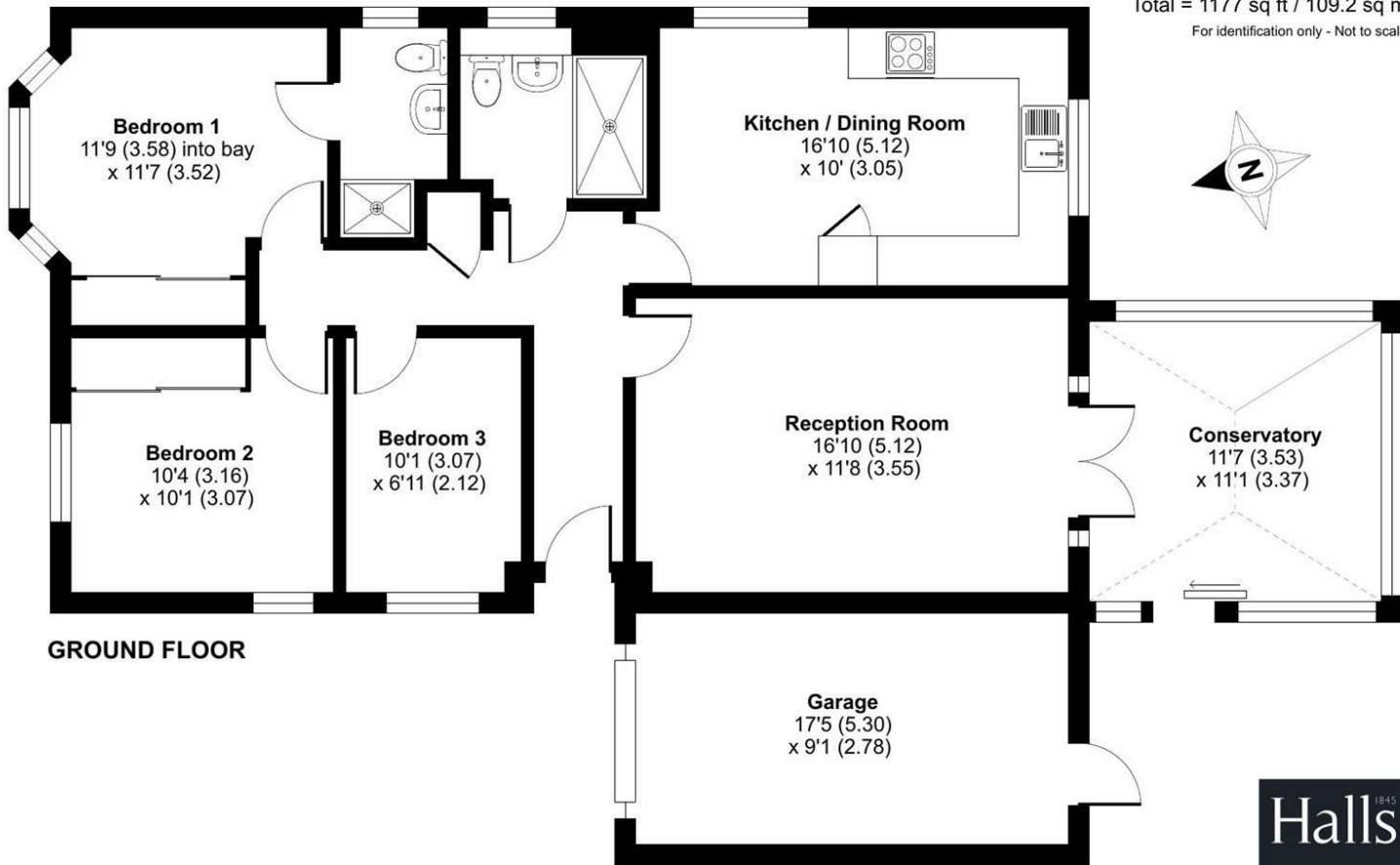


FOR SALE

4 Centenary Close, Kinnerley, Oswestry, SY10 8EQ



Approximate Area = 1021 sq ft / 94.8 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1177 sq ft / 109.2 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). © nXchem 2025. Produced for Halls. REF: 1289203



FOR SALE

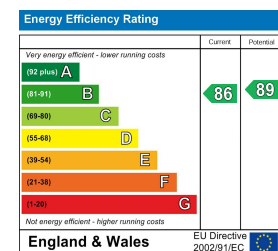
Offers in the region of £295,950

4 Centenary Close, Kinnerley, Oswestry, SY10 8EQ

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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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Well-Maintained Throughout
- Spacious Bungalow
- Bright Conservatory with Garden Access
- Stylish Kitchen with Integrated Appliances
- Principal Bedroom with En-Suite
- Garage, Sheds & Snug Canopy Seating Area

SCHOOLING

The property is well-placed for families, with a range of excellent schooling options nearby. Just a short walk away, Kinnerley Church of England Primary School offers a friendly and nurturing environment for younger children.

For secondary education, both The Corbet School in Baschurch and The Marches School in Oswestry are within easy reach. The area is also home to a number of respected independent schools, including Moreton Hall, Oswestry School, and Ellesmere College, providing a broad choice of educational opportunities.

DIRECTIONS

Proceed out of Oswestry through the Oswestry Mile Oak Industrial Estate. Pass over the A483 Welshpool road onto the Maesbury Road. Pass through the villages of Maesbury and Maesbury Marsh and proceed around the sharp right hand bend to the junction. Turn left and proceed to Knockin. Take the second turning right in Knockin to Kinnerley. At Kinnerley turn right, go past the church and then take a left turning into Centenary Close and the property will be the last property on the left.

DESCRIPTION

Halls are delighted with instructions to offer 4 Centenary Close in Kinnerley.

This beautifully maintained home offers a light-filled, modern interior with a practical layout ideal for comfortable everyday living. Set within a generous garden with a garage, driveway, sheds, and a greenhouse.

SITUATION

The property is situated in the popular village of Kinnerley which is located approximately 6.8 miles away from Oswestry and 13 miles from Shrewsbury. The village itself benefits from a primary school, church, village hall, park, shop, pub and offers commuters easy access onto the A5 leading south to Shrewsbury, Telford and the Midlands beyond or north to Wrexham, Chester, Liverpool, Manchester and the north. A comprehensive range of shopping and leisure amenities can be found in Oswestry and the towns/cities mentioned above.

W3W

/// torch.pounce.hurricane

THE PROPERTY

Entering through a white UPVC front door, you're welcomed into a bright hallway with engineered oak flooring that sets a warm, contemporary tone.

The main living area features matching oak flooring and an electric feature fireplace, with double-glazed French doors opening into a spacious conservatory. Fully glazed with a blue-tinted roof, this inviting space offers views of and access to the rear garden, making it perfect for relaxing or entertaining.

The kitchen is both stylish and functional, with herringbone-effect flooring, cream base and wall units, wood-effect worktops, and INTEGRATED APPLIANCES including a fitted oven, hob, extractor, and fridge freezer. There is also space for a dining area and a washing machine.

The home offers three bedrooms, including a generous principal bedroom with a BAY WINDOW, built-in mirrored wardrobes, and an EN-SUITE SHOWER ROOM. The second bedroom is a well-proportioned double with built-in mirrored wardrobes, and the third offers versatility as a guest room or home office.

A modern shower room completes the interior, with clean finishes and contemporary fittings.

OUTSIDE

The property features a spacious driveway for two cars with a mix of stone chippings, and laid tar extending around the home. A well proportioned garage to the side with an up and over door, side and rear gates provide access to a fenced garden with a blend of slate-effect and white stone chippings. The outdoor space also features a snug wooden canopy seating area, garden sheds, newly erected greenhouse, and oil tank.

THE ACCOMMODATION COMPRISES:

Ground Floor: Entrance hallway, Living room, Conservatory with double glazing, Kitchen with fitted appliances, Family bathroom, Principal bedroom with en-suite, Bedroom 2, and Bedroom 3

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating is installed.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

COUNCIL TAX

Council tax Band C.

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.

VIEWINGS

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