



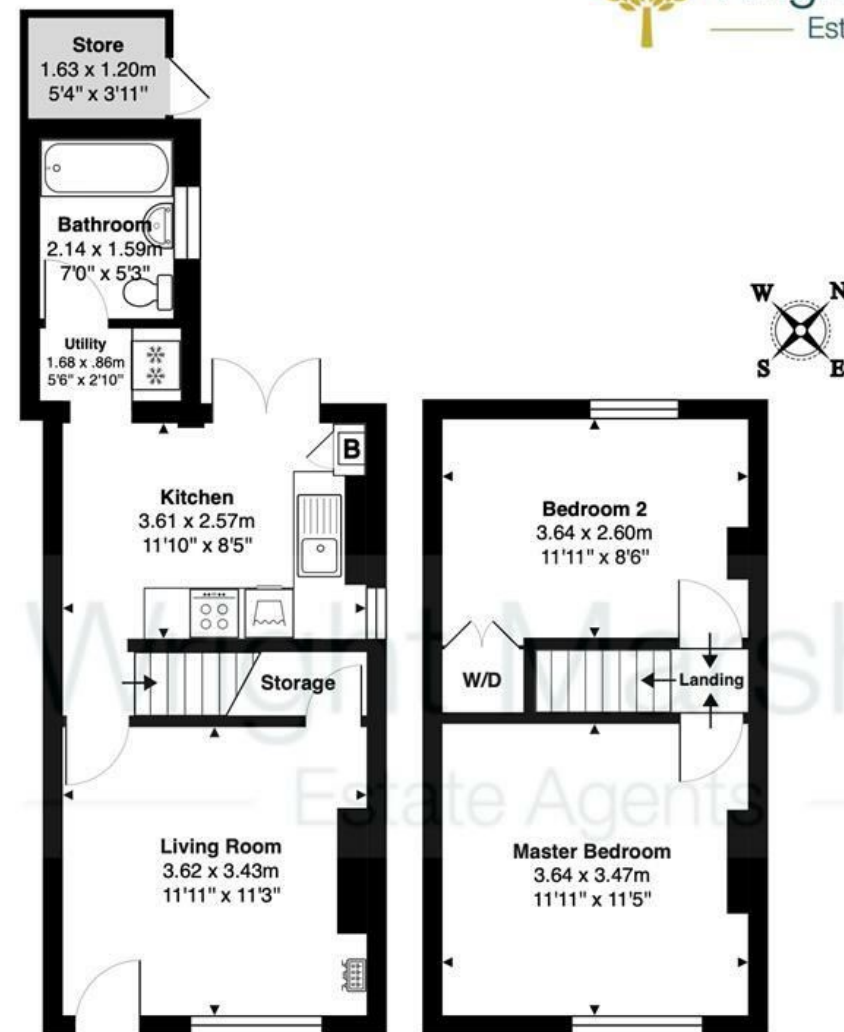
Wright Marshall  
Estate Agents

31 OSBORNE GROVE, SHAVINGTON CW2 5BY

OFFERS OVER £168,000



Wright Marshall  
Estate Agents



**Ground Floor**  
Floor Area: 33.3 m<sup>2</sup> ... 359 ft<sup>2</sup>

**First Floor**  
Floor Area: 25.9 m<sup>2</sup> ... 279 ft<sup>2</sup>

### 31 OSBOURNE GROVE, SHAVINGTON, CREWE, CHESHIRE, CW2 5BY

Approximate Gross Internal Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup> Includes Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.



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NO CHAIN

An extremely desirable beautifully refurbished two double bedroom semi detached village house nestled in a quiet backwater and boasting a wonderful spacious rear garden with lawned areas, patio, vegetable/flower beds & a superb timber summerhouse (potential for home office etc). Meticulously & sympathetically restored the property offers charming light & well proportioned interiors, new kitchen & bathroom all of which is particularly well suited to first time buyers.

UPVC D.G. & Gas C.H.

DESCRIPTION

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On road parking is available locally. UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exist onto Newcastle Road. Turn left into Main Road located just after ‘The Elephant’ public house & continue towards the village. Turn left into Osborne Grove & follow the road where the property will be observed on the left hand side.

LOCATION - SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops &

4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

AGENTS NOTE:-

Please note the following have all been newly installed / completed by the present owner:-

Electrics, boiler, fitted kitchen and bathroom, fitted French doors to the rear, decorated, internal doors restored, flooring fitted.

THE ACCOMMODATION::-

With approximate dimensions, comprises;

LIVING ROOM

BREAKFAST KITCHEN

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

EXTERIOR

The property features a fantastic amount of external space. The beautiful brick paved frontage is a particularly distinctive & attractive feature. Timber gate to side leading to the unusually spacious rear garden with a highly attractive lush leafy backdrop. There are generous lawned areas along with beds ripe for growing flowers, vegetables etc. There is also plenty of seating space and a wonderful painted timber summer house - ideal for lazy days or cosy evenings. There is ample opportunity for buyers o create a home office space as there is plenty of room to build a garden cabin etc & install electrics etc if required.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.