



16 WILLOW GROVE

KINNERLEY | OSWESTRY | SY10 8EZ





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Oswestry 7 miles | Wrexham 22 miles | Shrewsbury 12.5 miles | Birmingham 60 miles
(all mileages are approximate)

AN IMPRESSIVE MODERN VILLAGE HOME WITH COUNTRYSIDE OUTLOOKS.

Impressive modern detached family home in sought-after Willow Grove
Flexible five/six bedroom layout with three bath/shower rooms
Large open-plan kitchen/dining room and separate living room
Solar panels, battery storage and underfloor heating to the ground floor
Secure driveway parking with rising security posts, EV Charging Point, CCTV and electric garage door



Oswestry Office

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Viewing is strictly by appointment with the selling agents

SITUATION

16 Willow Grove enjoys an attractive edge-of-village position within the highly regarded Willow Grove development in the popular village of Kinnerley, surrounded by beautiful Shropshire countryside and enjoying pleasant rural outlooks.

The village itself offers a strong community feel together with a range of everyday amenities including a village shop, gastro-public house and primary school, whilst further facilities can be found in the nearby market towns of Oswestry, Shrewsbury and Welshpool.

The area is particularly well regarded for its excellent access to scenic walking routes, countryside pursuits and nearby road networks, with convenient connections to the A5 providing onward travel towards Shrewsbury, Chester and the wider Midlands. Rail services are available from Shrewsbury and Gobowen, offering direct links to Birmingham, Chester and London. The property is ideally suited for those seeking a modern family home within a peaceful village setting, whilst remaining conveniently placed for commuting and everyday amenities.

ACCOMMODATION

The accommodation is arranged over three floors and offers an excellent balance of everyday family living, entertaining space and flexible bedroom accommodation. On the ground floor, the entrance hall gives access to the principal reception spaces, with stone flooring and underfloor heating running through much of the ground floor accommodation. The living room is a comfortable and well-proportioned space, with built in storage and a central fireplace with an LPG style log burner.

The first floor provides a generous principal bedroom with en suite facilities, together with further bedroom accommodation and a family bathroom.



The second floor offers additional flexible space, suitable as further bedrooms, guest accommodation, children's rooms, playroom space or home working. Built-in storage has been thoughtfully incorporated into the upper floor.

The current owner has also installed fitted Sharps joinery across many rooms in a consistent style, giving the house a more considered and finished feel.

Further practical enhancements include solar panels, battery storage, CCTV, rising driveway security posts, EV Charging point (10m cable), an electric double garage door and upgraded garage flooring, all contributing to the property's premium specification.



GARDENS

The property occupies a prominent position within Willow Grove, with driveway parking to the side secured by rising security posts and leading to the garage/gym. The rear garden has been designed for ease of maintenance and outdoor entertaining, with a generous paved terrace immediately adjoining the house and providing space for outside dining. Beyond the terrace is a lawned garden bordered by mature hedging, offering privacy and a pleasant outlook. The garden connects well with the kitchen/dining room, making it ideal for family use during the warmer months. The wider setting is a key feature, with the property enjoying a strong edge-of-village feel and countryside outlooks beyond the development.

GARAGE

A particular feature of the property is the substantial detached garage/gym extending to approximately 328 sq ft, offering excellent versatility for a variety of uses including a home gym, workshop, studio or additional storage space. The garage has been further enhanced with upgraded flooring and an double electric garage door, whilst the generous driveway provides ample secure parking with rising security posts. The overall setting combines practicality with privacy, perfectly complementing the spacious family accommodation and attractive edge-of-village position.

SCHOOLING

Within a very short walk is Kinnerley Primary School and within a short drive are a number of highly rated state and private schools including Oswestry School, Prestfelde prep and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity and drainage, with LPG-fired central heating and underfloor heating to the ground floor. The property also benefits from solar photovoltaic panels, battery storage and EV charging station. Services should be confirmed by the purchaser's solicitor.

LOCAL AUTHORITY

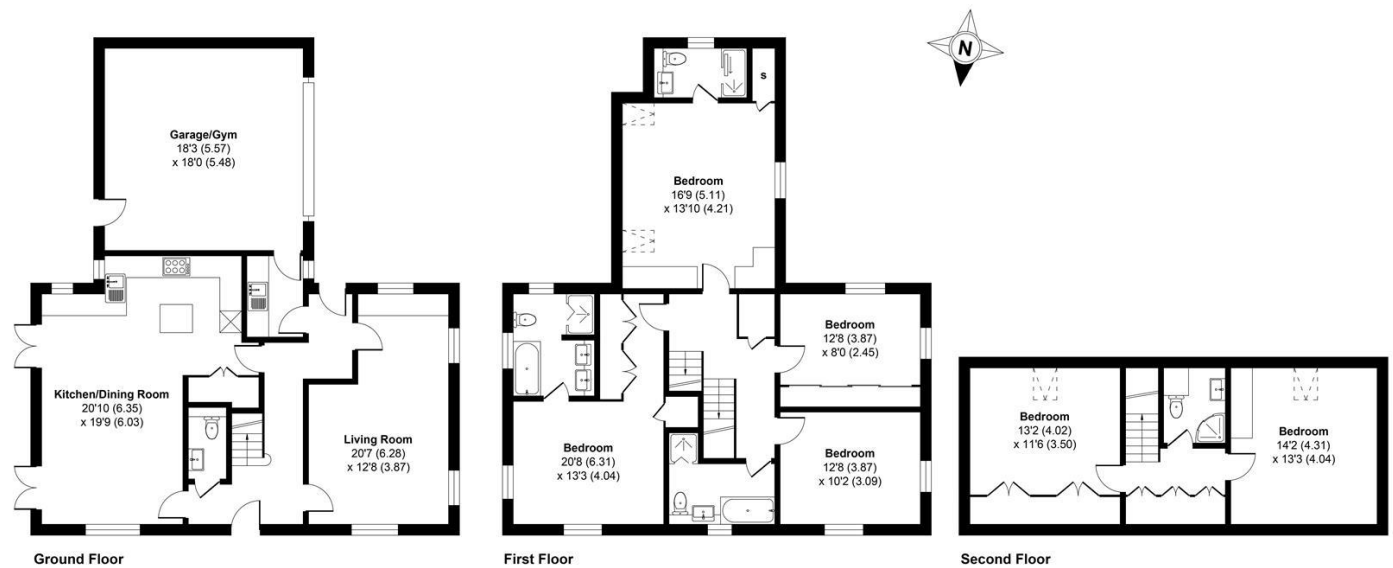
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX & EPC RATING

Council Tax Band – F
EPC Rating - C

DIRECTIONS

From Oswestry, take the A483 south towards Welshpool. After approximately four miles, turn left signposted Kinnerley and continue through the village past the Cross Keys onto Willow Grove. Number 16 occupies a prominent position within the development, with driveway parking to the side.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



