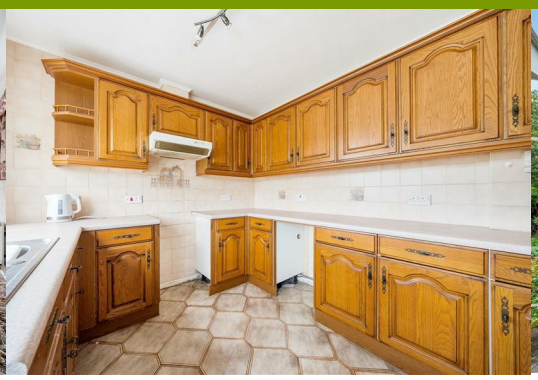


OAK VIEW | VICARAGE LANE

KINNERLEY | OSWESTRY | SY10 8DE







A well-proportioned three-bedroom detached dormer bungalow offering scope for modernisation, with generous gardens which extend to just under half an acre, driveway parking and a garage, in a popular village setting in Kinnerley.

Offers in the region of £370,000





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- **Well-Proportioned Three-Bedroom Dormer Bungalow**
- **Generous and Versatile Accommodation**
- **Scope for Modernisation and Improvement**
- **Established Gardens Which Extend to Just Under Half an Acre**
- **Ample Driveway Parking, Garage and Outbuilding**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Oak View in Kinnerley for sale by private treaty.

Occupying a pleasant position within the popular village of Kinnerley, Oak View is a well-proportioned detached dormer bungalow offering over 1,100 sq ft of accommodation.

The property offers flexible accommodation arranged over two floors, with scope for modernisation and improvement. The ground floor comprises a generous reception room, kitchen, conservatory, bedroom and shower room, whilst the first floor provides two further bedrooms. The layout offers flexibility for a purchaser to create a home tailored to their own requirements.

Externally, the property is set within established gardens to the front and rear, with the overall plot extending to just under half an acre. To the front, an area of lawn sits alongside a generous gravelled driveway, providing ample parking and access to the garage. The rear garden features a paved area leading onto lawn, with mature shrubs and hedging, together with a greenhouse, useful outbuilding and store.

SITUATION

The property is situated within the popular village of Kinnerley, enjoying a pleasant setting with convenient access to village amenities, including a primary school, church, village hall, park, shop and public house. Oswestry and Shrewsbury lie approximately 6.8 and 13 miles away respectively, offering a comprehensive range of shopping and leisure facilities, whilst the nearby A5 provides excellent links to the wider road network.

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.

THE PROPERTY

The property is entered via a covered front porch into a reception hall, where stairs rise to the first floor and doors lead to the ground-floor accommodation.

A door from the reception room leads into the kitchen, which features a selection of fitted base and wall units. A further door opens into the conservatory, positioned to the rear of the property and offering glazing to three aspects overlooking the garden, alongside a door which opens onto the same. The conservatory is currently utilised as a utility room and is fitted with storage units, with plumbing for a washing machine.





A ground-floor bedroom offers flexibility, whether required as a principal bedroom, guest room or study, and is served by a shower room.

Stairs rise to the first-floor landing, where doors lead to two further well-proportioned bedrooms, each enjoying a pleasant outlook over the grounds. An inner hallway connects the two bedrooms, with one offering scope to be used as a dressing room.

OUTSIDE

Oak View is approached over a generous gravelled driveway, providing ample parking and leading to the adjoining garage. The front garden is laid principally to lawn, with established shrubs, planted borders and hedging creating an attractive setting for the property.

To the rear, the gardens offer a pleasant space for outdoor enjoyment. An area of hardstanding adjoins the property and conservatory, leading onto a lawn bordered by mature shrubs and hedging. Pathways extend through the garden, where a greenhouse, useful outbuilding and further planted areas provide scope for those with an interest in gardening.

A separate store to the rear of the garage offers additional practical storage, alongside a useful outside W/C.

DIRECTIONS

From Halls' office on Church Street, proceed onto Willow Street and turn left onto Welsh Walls. Continue onto Upper Brook Street, Lower Brook Street and Victoria Road, before turning right onto Shrewsbury Road and then right onto Maesbury Road. Continue across the A483 and follow Maesbury Road through Maesbury Marsh. Turn left onto the B4396, then right onto Kinnerley Road. Continue into Kinnerley, turning right onto Mountside and then right onto Vicarage Lane. The lane leading to the property will be found on the right, with Oak View being the first bungalow on the left.

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SERVICES

We understand that the property has the benefit of mains electricity, water, and drainage. The heating is oil fired.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band 'E' on the local authority register.

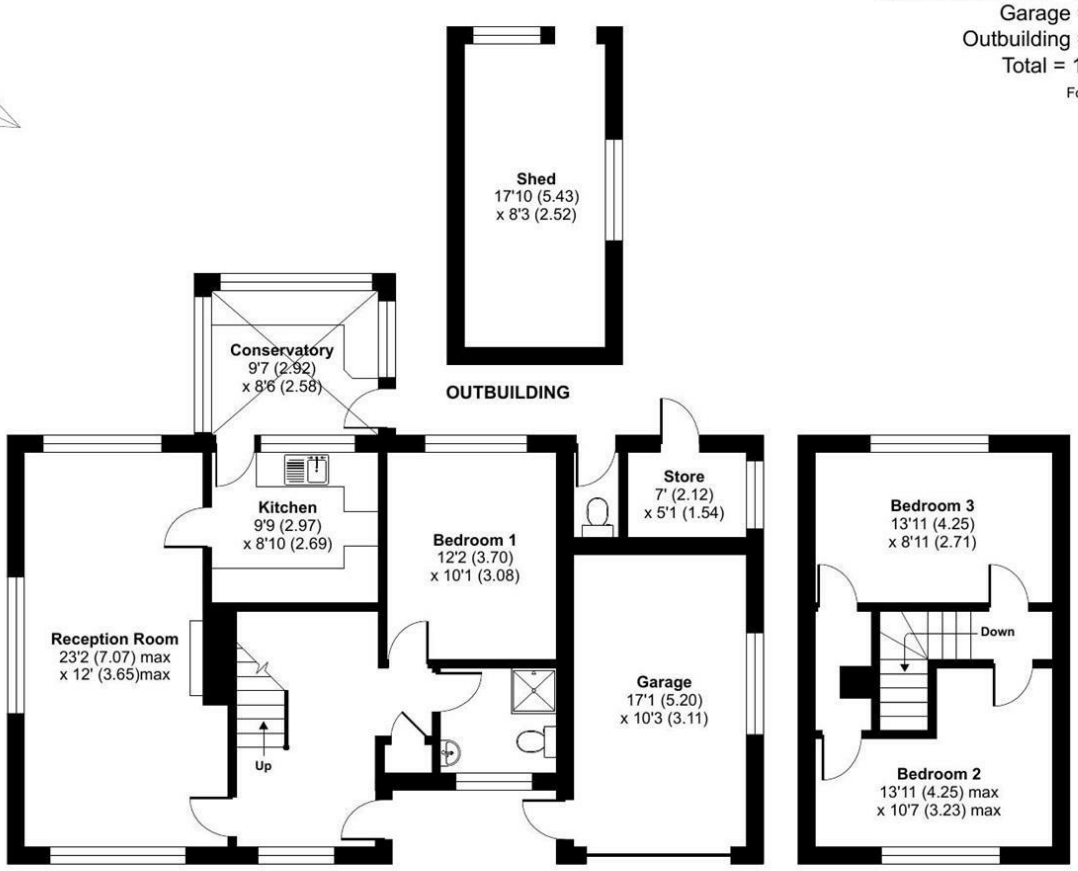
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (plus 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.

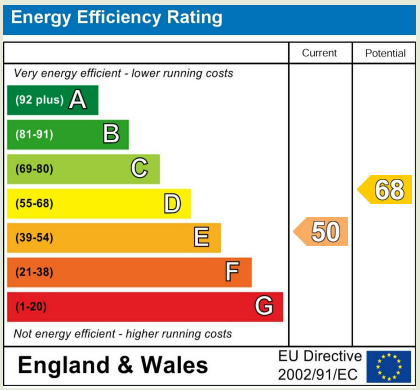
VIEWINGS

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

Approximate Area = 1153 sq ft / 107.1 sq m
Garage = 175 sq ft / 16.3 sq m
Outbuilding = 149 sq ft / 13.8 sq m
Total = 1477 sq ft / 137.2 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). ©nichecom 2026. Produced for Halls. REF: 1538118



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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