

# Town & Country

Estate & Letting Agents



**38 Henley Drive, Oswestry, SY11 2RF**

**Asking Price £215,000**

Town and Country are pleased to bring to the market this three bedroom end terraced house located on Henley Drive in the town of Oswestry. The house features three bedrooms and one bathroom. The rear garden offers a lovely outdoor space with parkland beyond so it is not overlooked. Situated in Oswestry, this home is conveniently located near all amenities, schools, and transport links, making it a practical choice for those seeking both convenience and tranquillity. With no onward chain, this property is ready and waiting for its new owners to move in and make it their own.



### Directions

From our Willow Street office proceed out of town turning right onto Castle Street. Follow the road round taking a left at the junction with Beatrice Street then continuing along and taking a right onto Whittington Road. Turn right onto Harlech Road and continue along until reaching the roundabout. Proceed over onto Cabin Lane and then take the second turning on the left hand side into Henley Drive where you will see the property on the right hand side identified by our For Sale board.

### Porch

Covered porchway to the front with an outside light.

### Hallway



With a part glazed door to the front, wooden laminate flooring, a radiator, stairs leading to the first floor, a door to the cloakroom and doors to the kitchen and lounge.

### Cloakroom



With a window to the side, W/C, wash hand basin, vinyl flooring and a radiator.

### Lounge/Dining Room 15'7" x 14'11" (4.74 x 4.54)



The spacious lounge is big enough to also house a dining table and chairs. It has a window to the rear, French doors to the rear opening into the garden, wooden laminate flooring, a door to an understairs cupboard, TV point and a radiator.

### Kitchen 7'10" x 9'10" (2.38 x 3.00)



With a window to the front and fitted with a good range of base and wall units with contrasting work surfaces over, built in electric oven, gas hob, Bosch chimney style extractor fan, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, tiled flooring, part tiled walls, space for a fridge freezer, and a wall mounted Worcester boiler (4 years old and still under warranty for a further 6 years).

## Landing



With a window to the side, access to loft space, airing cupboard off and doors leading to the bedrooms and bathroom.

## Bedroom One 8'7" x 13'0" (2.61 x 3.97)



Having a window to the rear overlooking the garden, a radiator, wooden laminate flooring and a built in wardrobe.

## Bedroom Two 8'5" x 9'9" (2.56 x 2.97)



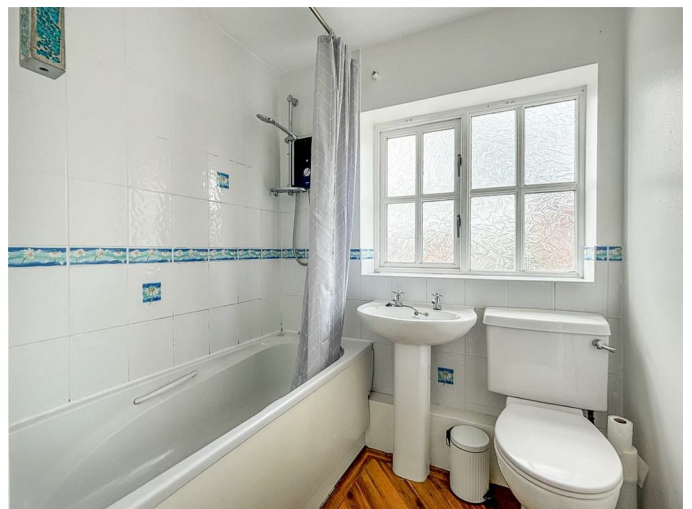
With a window to the front, a radiator and a built in single wardrobe.

## Bedroom Three 9'0" x 6'2" (2.74 x 1.87)



With a window to the rear, and a radiator.

## Bathroom



The bathroom has a window to the front, three piece white bathroom suite with bath with shower over, W/C and wash hand basin, a radiator, shaver point and an extractor fan.



### Front Garden & Driveway

The property has a driveway providing parking for 2 vehicles, Lawned garden with a path leading to the front door, gated side access leading to gravelled area with shed.

### Rear Garden



The property benefits from a paved patio providing space to eat outside and entertain with lawned garden beyond and shrubbed borders all fully enclosed with fence panelling making it ideal for children and pets. The property backs onto the adjoining parkland so is very private.

### Rear Garden Additional Photograph



### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property

Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

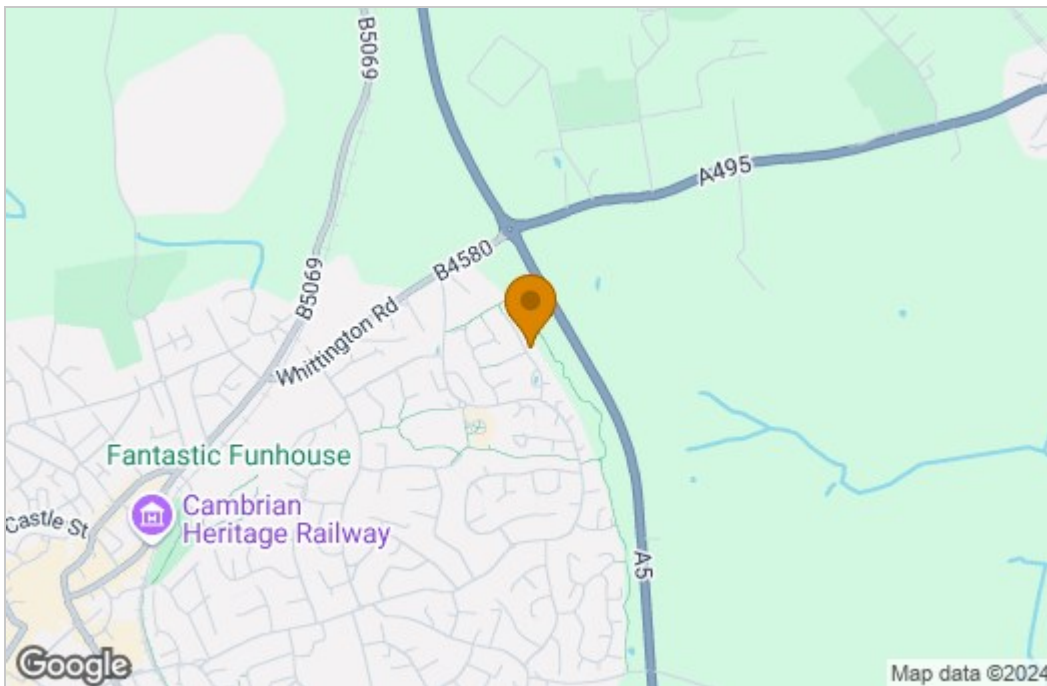
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

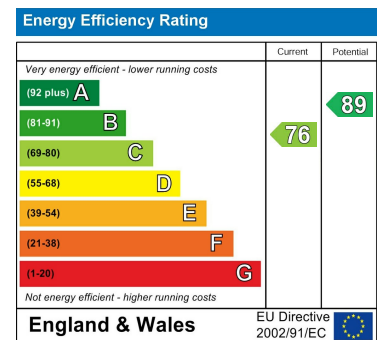
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk