

# Town & Country

Estate & Letting Agents



**40 Oak Drive, Oswestry, SY11 2RX**

**Offers Over £370,000**

WITH NO ONWARD CHAIN!! Nestled in a quiet cul-de-sac of Oak Drive, Oswestry, this charming detached house offers a delightful blend of space and comfort, making it an ideal family home. Built in the 1952, the property has been well maintained over the years, showcasing its enduring appeal and character. Spanning an impressive 1,453 square feet, this residence boasts four generously sized reception rooms, providing ample space for both relaxation and entertaining. The three bedrooms are thoughtfully designed to accommodate family living, while the bathroom offers convenience and functionality. One of the standout features of this property is the very large rear garden and double length garage, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The expansive garden is perfect for families with children or those who are keen gardeners. With no chain involved, this home is ready for you to move in and make it your own. The property is conveniently close to local amenities and transport links. In summary, this spacious family home on Oak Drive is a rare find, combining a well-maintained interior with a vast outdoor space, all within a quiet cul-de-sac. It is an excellent opportunity for anyone looking to settle in a welcoming community.

### Directions

From our office in Oswestry proceed up Willow Street turning right onto Castle Street, then left onto Beatrice Street following the road back into town along Oswald Road. Turning left at the traffic lights onto Leg Street and onto Salop Road. Continue onto Shrewsbury Road passing the Highway Man public house on the right, take the second turning on the left into Oak Drive. Follow the road up and bear around to the left where the property will be found at the end of the road on the left hand side.

### Accommodation Comprises

#### Porch



The impressive quarry tiled porch leads to the front door.

#### Hallway



The bright hallway has a part glazed door to the front, two windows to the front, parquet flooring, under stairs cupboard, radiator, original coved ceiling and stairs leading to the first floor. Doors lead to the lounge, sitting room and the kitchen.

#### Lounge 15'6" x 11'6" (4.73m x 3.52m)



The good sized lounge has a window to the front, parquet flooring, radiator, wall lighting, an inset log burning stove, original coved ceiling and an archway leading through to the study/ snug area,

#### Study/ Snug 10'10" x 9'6" (3.32m x 2.91m)



A very versatile space having parquet flooring, radiator, coved ceiling, spotlighting and patio doors leading out to the rear garden. Doors leads off to the dining room and the garage.

#### Sitting Room 11'6" x 11'5" (3.53m x 3.48m)



The cosy yet spacious sitting room has parquet flooring, original coved ceiling, spotlighting, inset log burning stove and an archway leading to the dining room.

### Dining Room 11'3" x 10'7" (3.45m x 3.24m)



The dining room is a bright room having a parquet floor, a window to the side, radiator, coved ceiling, spotlighting and patio doors leading out to the rear garden.

### Kitchen/ Breakfast Room 15'4" x 11'0" (4.69m x 3.36m)



The good sized L shaped kitchen/ breakfast room is fitted with a range of oak base and wall units with work surfaces over. one and a half bowl sink with a mixer tap over, tiled flooring, stainless steel oven with a five ring gas hob, chimney style extractor fan over, stainless steel splashback, part tiled walls, plumbing for a washing machine and drier, space for an American fridge, wall mounted Worcester gas boiler, a part glazed door to the side, a window to the side and a window to the rear overlooking the garden.

### Additional Photo

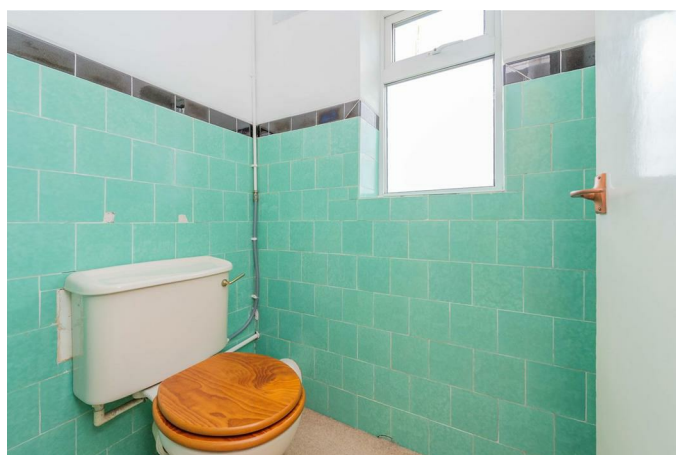


### To The First Floor



The bright airy first floor landing has two windows to the front, access to the loft, wall lighting, linen cupboard and doors leading to the bedrooms and the bathroom.

### Cloakroom



The cloakroom has a window to the front, low level w.c. and part tiled walls.

### Bedroom One 15'5" x 11'6" (4.72m x 3.52m)



The spacious first double bedroom has a window to the front, radiator, original coved ceiling and a window to the rear overlooking the garden.

### Bedroom Two 11'6" x 11'5" (3.52m x 3.50m)



The second spacious double bedroom has a radiator, original coved ceiling, built in wardrobe and a window to the rear overlooking the garden.

### Bedroom Three 11'7" x 8'5" (3.54m x 2.58m)



The third double bedroom has a radiator, original coved ceiling and a window to the rear overlooking the garden.

### Family Bathroom 7'4" x 6'2" (2.24m x 1.89m)



The modern family bathroom has a window to the front, radiator, panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin with a mixer tap over, fully tiled walls, vinyl flooring, extractor fan, shaver light and coved ceiling.

### To The Outside



### Driveway



The double width driveway provides parking for several vehicles with lawned gardens to the side and pathway leading to the front door. There are shrubbed borders and access to both sides of the house to the rear garden.

## Front Gardens



this great home. There is a large patio that runs across the rear of the house ideal for entertaining and relaxing. There are extensive lawns, vegetable plot, greenhouse, log store and outside lighting all enclosed by fencing and hedging making it ideal for children and pets.

## Additional Photo



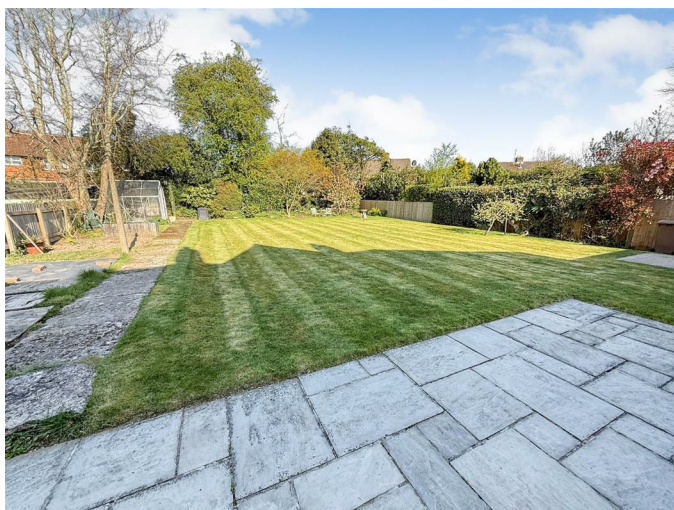
## Double Garage 25'11" x 9'3" (7.90m x 2.84m)

The large, double length garage is a perfect space for a workshop or hobbies room having an up and over sectional door to the front, electric roller door to the rear, power and lighting and lots of storage space.

## Additional Photo



## Additional Photo



## Additional Photo



## Rear Gardens



The rear gardens are another fantastic feature of

### **Outbuilding 14'0" x 5'8" (4.27m x 1.73m)**



There is also an outbuilding that could be adapted for a number of uses.

### **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.

### **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.

### **To Book a Viewing**

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

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **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.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

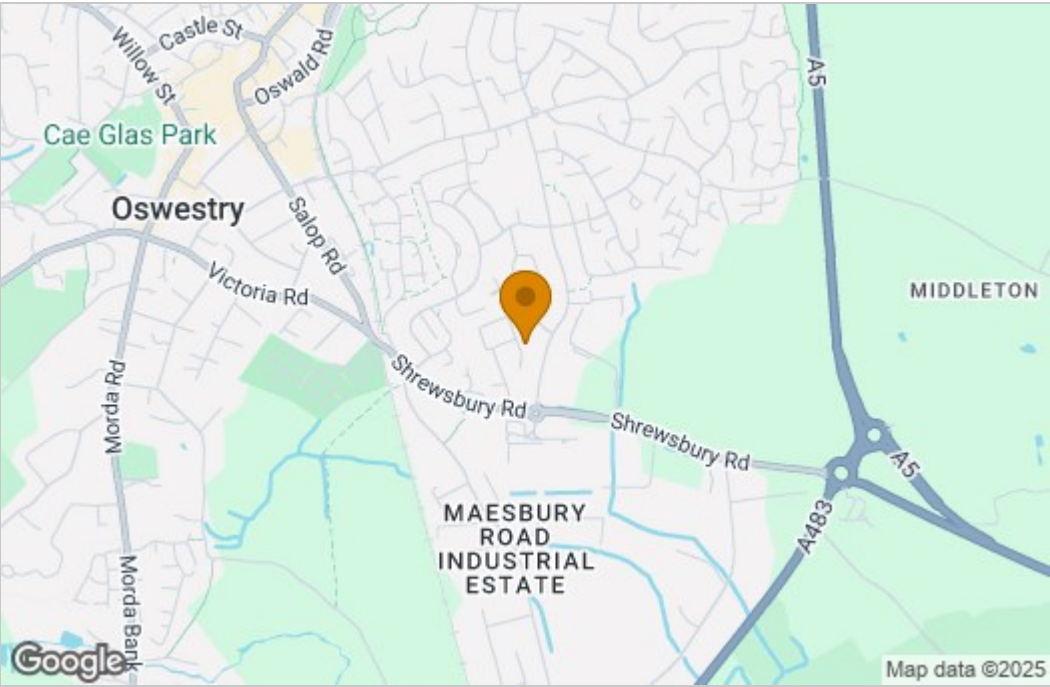
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

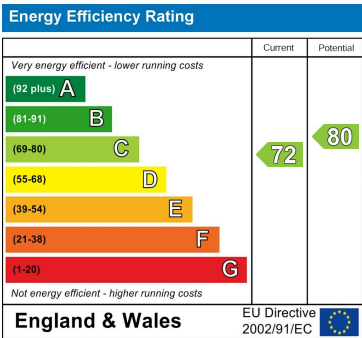
Floor Plan



Area Map



Energy Efficiency Graph



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