Town & Country

Estate & Letting Agents









30 Henley Drive, Oswestry, SY11 2RF

Offers In The Region Of £235,000

Located in the charming area of Henley Drive, Oswestry, this modern semi-detached family home offers a delightful blend of comfort and convenience. Built in 2001, the property is well-presented throughout, making it an ideal choice for families or those seeking a spacious living environment. Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The modern kitchen is well-equipped, ensuring that meal preparation is a pleasure. The property boasts three generously sized bedrooms, perfect for accommodating family members or guests. The contemporary bathroom adds to the home's appeal, featuring stylish fixtures and fittings. One of the standout features of this property is the large conservatory, which floods the home with natural light and offers a wonderful space to enjoy the garden views throughout the seasons. The outdoor area is complemented by well-maintained gardens, providing a serene retreat for outdoor activities or simply unwinding after a long day. Parking is a breeze with space for two/three vehicles on the driveway, adding to the convenience of this lovely home. Situated on the edge of town, residents can enjoy a peaceful setting while still being within easy reach of local amenities and transport links.

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 the property wil be seen on the right hand side.

Accommodation Comprises

Porch

The covered porchway has lighting and leads to the front door.

Hallway



The hallway has a part glazed door to the front, tiled flooring, stairs leading to the first floor, radiator and an archway leading through to the kitchen. Doors lead to the cloakroom and the lounge.

Cloakroom



The cloakroom is fitted with a low level w.c. ,wash hand basin on a vanity unit, tiled flooring, radiator and a window to the side.

Kitchen 8'11" x 8'3" (2.74m x 2.52m)



The well appointed, modern kitchen is fitted with a range of gloss fronted wall and base units with contrasting work surfaces over and up stands, stainless steel sink with a mixer tap over. wall mounted concealed Worcester boiler, part tiled walls, under unit lighting, ceramic hob, integrated extractor fan, glass splashback, eye level electric oven with combination microwave, integrated fridge/ freezer, integrated washing machine and a window to the front.

Lounge/ Dining Room 15'3" x 14'10" (4.66m x 4.54m)



The good sized lounge/ dining room has a window to the rear, French doors leading through to the conservatory, wood flooring, under stairs cupboard and a radiator.

Additional Photo



Conservatory 14'7" x 10'9" (4.45m x 3.28m)



The spacious conservatory has wood flooring, radiator and French doors leading out to the garden.

First Floor Landing



The first floor landing has a window to the side, loft hatch, storage cupboard off and doors leading to the bedrooms and the bathroom.

Bedroom One 12'11" x 8'7" (3.95m x 2.64m)



The first double bedroom has a radiator, wood flooring, built in double wardrobe and a window to the rear overlooking the garden.

Bedroom Two 9'8" x 8'5" (2.96m x 2.58m)



The second double bedroom has a window to the front, radiator and a built in wardrobe area.

Bedroom Three 9'2" x 6'2" (2.80m x 1.88m)



The third bedroom has a radiator and a window to the rear overlooking the garden.

Family Bathroom



The modern family bathroom has a window to the front, low level w.c., panel bath with a glass screen over and a Triton electric shower, radiator, vinyl flooring, aqua panelling and an extractor fan.

To The Outside

To the front of the property there is a driveway that provides off road parking along with an extra gravelled area for further parking. A gate at the side gives access to the rear garden.

Rear Gardens



The private rear garden has a paved patio area and she at the side along with lawned gardens beyond. Steps lead down to a gravelled seating area all enclosed by fence panelling.

Additional Photo



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, Zoopla, 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 B.

Services

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

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

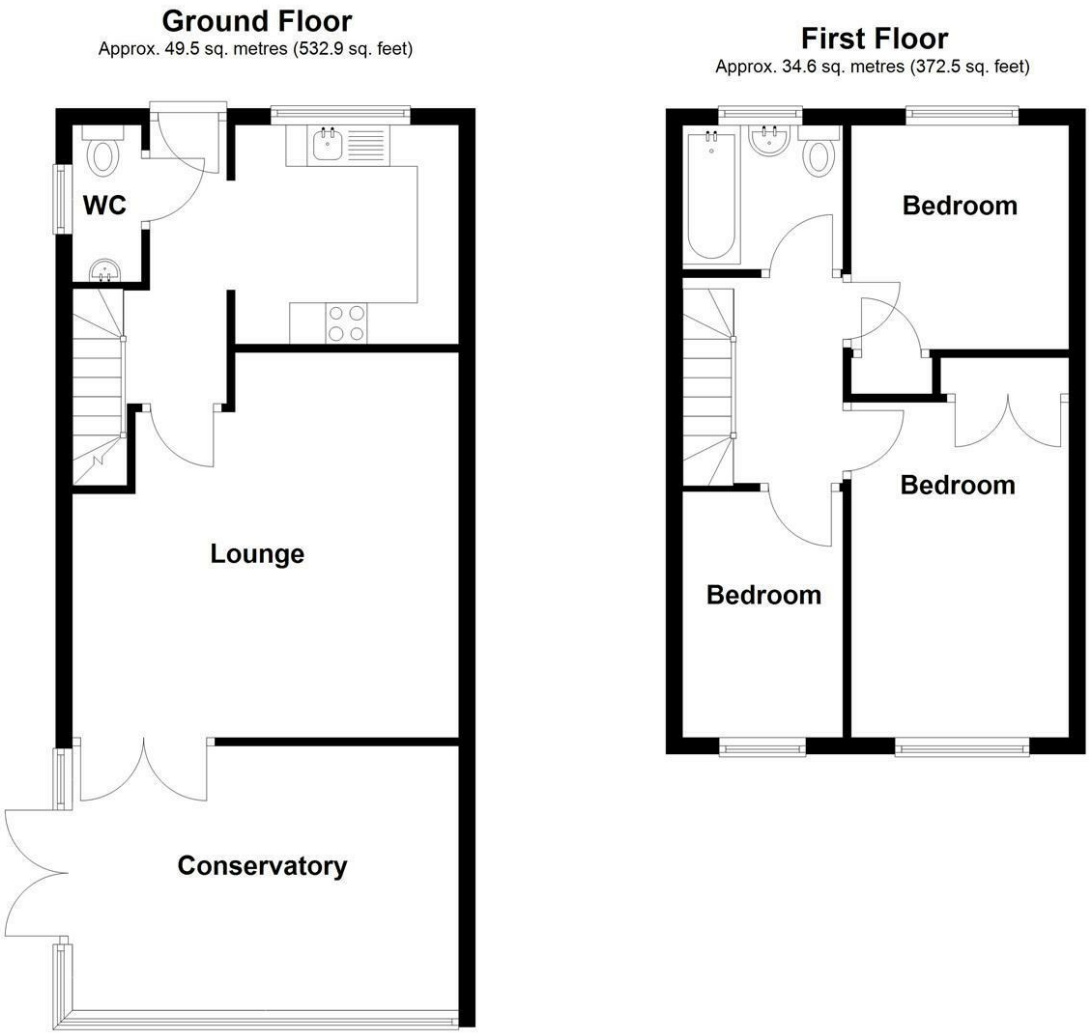
Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

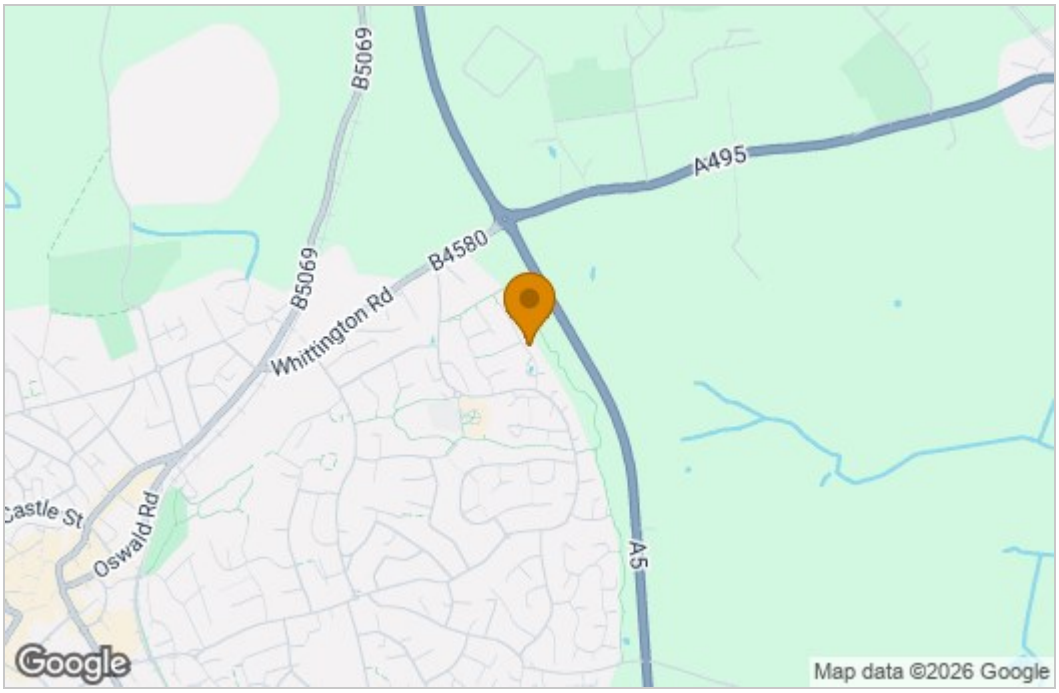
Additional Information

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.

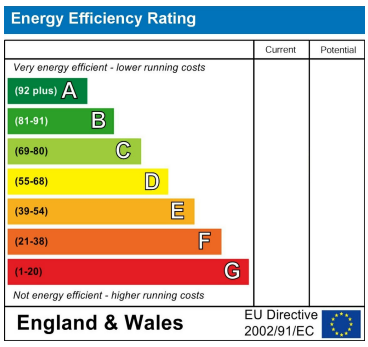
Floor Plan



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk