Town & Country

Estate & Letting Agents









37 Green End, Oswestry, SY11 1BU

Offers In The Region Of £475,000

VIEWINGS HIGHLY RECOMENDED!! We are pleased to offer this spacious and recently updated modern family home, occupying a tucked-away position within a sought-after area of Oswestry. The property offers generous and versatile accommodation, comprising a welcoming entrance hallway, spacious sitting room, lounge, cloakroom, impressive, modern kitchen/dining room with focal log burner, utility room, five bedrooms, with the principal bedroom benefiting from an en-suite, and a family bathroom.

Externally, the property enjoys attractive tiered gardens with landscaped lawned, shrubbed and patio areas, providing excellent spaces for outdoor relaxation and entertaining, together with far-reaching views across Oswestry and the surrounding area. There is ample off-road parking to the front, while a detached double garage is located across the private driveway and benefits from additional parking.

Having been well maintained and thoughtfully improved, this impressive home offers spacious and flexible accommodation in a desirable location. An internal viewing is highly recommended to fully appreciate the size, quality, position and views this property has to offer.

Directions

From our Willow Street office proceed out of town towards the fire station. Turn right onto Oakhurst Road, then second right into Park Drive. Follow the road along and bear to the left into Oakhurst Avenue. Turn right into Green End and follow the road to the end turning right. Follow the drive down where the property will be seen on the left.

Location

The property itself is situated in a highly sought-after residential area of Oswestry, enjoying an elevated position with attractive views across the town and surrounding countryside. The location offers the desirable combination of a peaceful residential setting while remaining within easy reach of the town's amenities, making it an appealing choice for families and those looking to enjoy everything Oswestry and the surrounding Shropshire countryside have to offer.

Hallway



The hallway has tiled flooring, alarm controls, stairs rising to the first floor, a useful understairs storage cupboard, and doors leading to the cloakroom, lounge, office and kitchen/dining room. A part-glazed door provides access to the front of the property.

Cloakroom

The cloakroom has a low-level WC, wall-hung wash hand basin with mixer tap, radiator, window to the front elevation, tiled flooring and ceiling spotlights.

Lounge 17'4" x 17'0" (5.28m x 5.18m)



The spacious lounge has a large bay window to the front elevation providing plenty of natural light, together with radiators, wall lighting, TV points and a good sized store cupboard off.

Study/ Playroom 12'6" x 9'6" (3.82m x 2.90m)



The study is a very versatile space ideal for a number of uses and has a large bay window to the front elevation, providing plenty of natural light. The room also benefits from a fitted ash bookshelf, wall lighting, radiator, TV point and telephone point.

Kitchen/Dining room 33'2" x 12'2" (10.11m x 3.71m)



The kitchen/dining room is the real heart of this lovely home and is fitted with a comprehensive range of gloss-finished wall and base units, complemented by contrasting quartz work surfaces over. There is an inset sink with mixer tap, space for a range cooker with large chimney-style extractor hood over, and an integrated dishwasher. Additional features include a freestanding American-style fridge freezer, glass splash back, under-cabinet and cupboard lighting, and ceiling spotlights. Two windows to the rear provide plenty of natural light, while French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A further door leads through to the utility room. The room benefits from tiled flooring, a radiator, TV point and part-tiled walls. The dining area provides ample space for a family dining table and features a modern wood-burning stove, creating a warm and welcoming focal point and an ideal space for entertaining and everyday family life.

Additional Photo



Additional Photo



Additional Photo



Utility Room 9'10" x 5'1" (3.00m x 1.57m)



The utility room has a range of fitted units matching those in the kitchen, complemented by a single-bowl sink with mixer tap. There is plumbing and space for both a washing machine and tumble dryer, together with a window to the side elevation providing natural light. The room benefits from tiled flooring, a radiator, ceiling spotlights and under-cabinet lighting. A useful store cupboard provides additional storage, while a part-glazed door gives direct access to the rear garden.

First Floor Landing



The first-floor landing has a wooden balustrade and provides access to all of the first-floor rooms. There is a useful airing cupboard with radiator and fitted shelving, providing practical storage space together with loft access.

Bedroom One 16'9" x 14'7" (5.11m x 4.45m)



The main bedroom has French doors opening onto a private balcony offering far-reaching views over Oswestry and the surrounding countryside beyond. There is a built-in double wardrobe providing useful storage, together with a TV point and radiator. A door leads through to the en-suite shower room.

Additional Photo

The views from the balcony are truly superb.

En-Suite



The luxury en-suite is fitted with a double shower cubicle with a mains fed rainfall shower, low-level WC and wash hand basin set into a wall mounted vanity unit. The room benefits from aqua panelling and tiled flooring, together with ceiling spotlights and a vertical radiator. A window to the side elevation provides natural light and ventilation.

Bedroom Two 12'10" x 10'0" (3.91m x 3.05m)



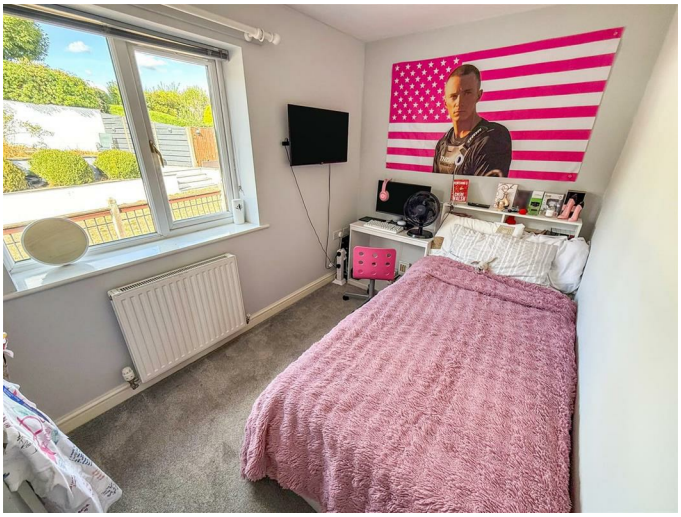
The second bedroom has a built-in double wardrobe providing useful storage, together with a TV point and radiator. A window to the rear elevation allows plenty of natural light into the room and provides views over the garden and surrounding area.

Bedroom Three 12'10" x 11'5" (3.91m x 3.48m)



The third bedroom has a window to the front elevation, offering pleasant views over the surrounding area. The room also benefits from a built-in double wardrobe, radiator and TV point.

Bedroom Four 11'5" x 6'9" (3.48m x 2.06m)



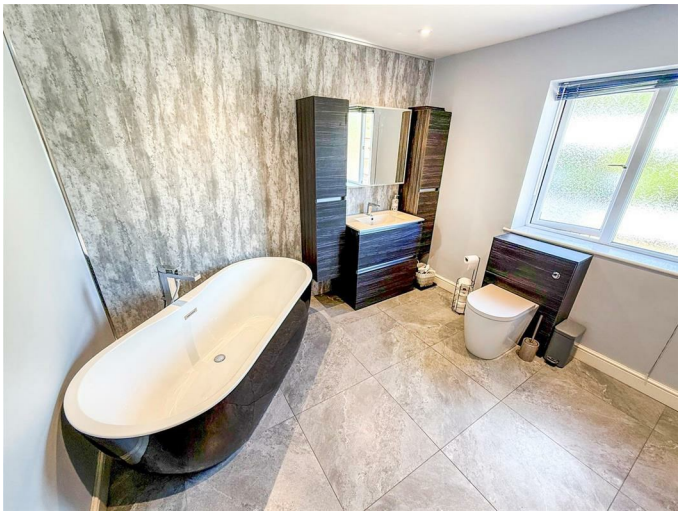
The fourth bedroom has a window to the rear elevation, providing plenty of natural light, together with a built-in wardrobe, radiator and TV point.

Bedroom Five 8'4" x 8'7" (2.54m x 2.62m)



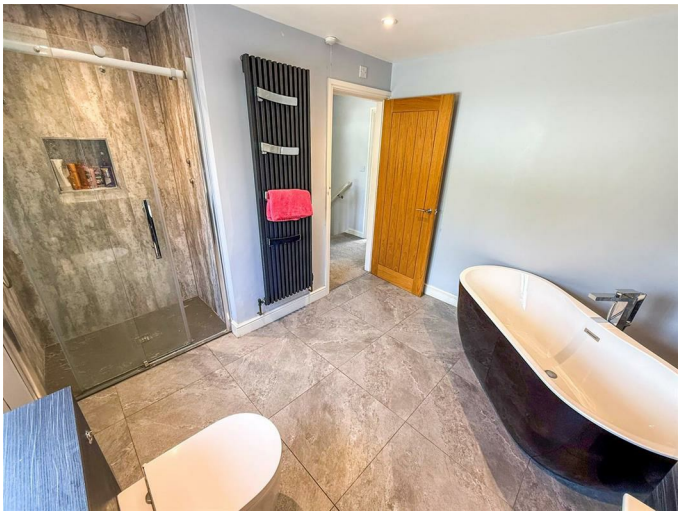
The fifth bedroom has a window to the front elevation, providing plenty of natural light and views over the surrounding area. The room also benefits from a radiator, TV point and wall lighting.

Family Bathroom



The good-sized, recently updated and luxurious family bathroom is fitted with a focal freestanding bath, low-level WC and wash hand basin, both set within vanity units, together with a separate shower cubicle with mains-fed rainfall shower. The room benefits from a heated towel rail, underfloor heating, ceiling spotlights and extractor fan. A window to the rear elevation provides natural light and ventilation, while aqua panelling and tiled flooring complete the room.

Additional Photo



To the Front



To the front of the property, a driveway provides ample off-road parking for several vehicles, with landscaped gravelled and shrubbed gardens creating an attractive approach. A covered canopy porch runs along the front of the property, providing shelter over the entrance and access to the front door. There is also access to both sides of the property.

To the Rear

The attractive rear gardens are arranged over a number of terraced levels, providing a variety of outdoor spaces. A paved patio area is accessed directly from both the utility room and Kitchen, with steps leading up to further garden areas. One level is laid to lawn and enclosed by decorative railings, while another provides two levels of slate-paved patio and entertaining areas. The gardens also feature well-stocked shrub and flower beds, together with a garden shed with lighting. Power points are conveniently located throughout the various garden tiers, providing practical facilities for outdoor use and entertaining. Bounded by walling, the rear garden enjoys far-reaching views over Oswestry and the surrounding area, providing an excellent space for outdoor relaxation and entertaining.

Additional Photo



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Additional Photo

Garage



The detached double garage is located across the shared driveway from the property and benefits from an electric up-and-over door, power and lighting. There is also a personal rear door, water supply and additional parking to the front of the garage.

AGENTS NOTE

Please note that a member of our agency team currently owns this property. As a result, they have personal knowledge and experience of the property and its history. This connection is disclosed for transparency and should not be taken as an endorsement, valuation, guarantee or representation as to the condition or suitability of the property. All prospective purchasers are advised to satisfy themselves through their own enquiries, inspections and professional advice before proceeding with any purchase.

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.

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 E.

Hours Of Business

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

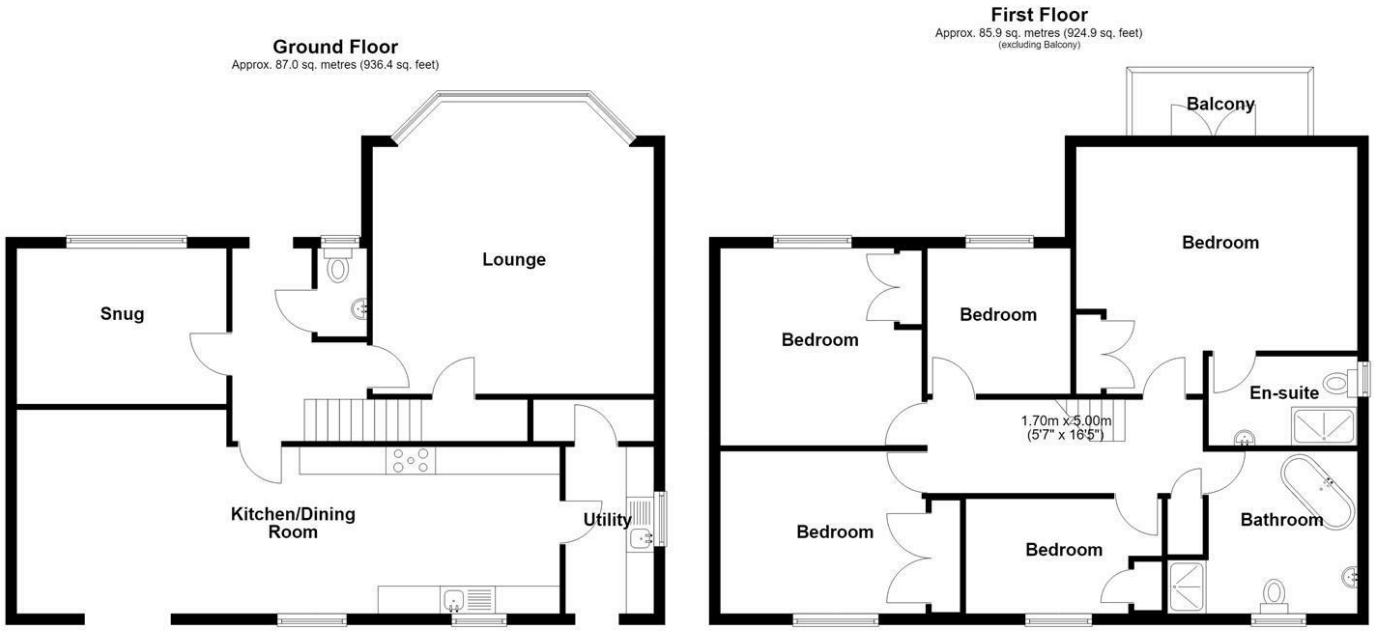
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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.

Additional Information

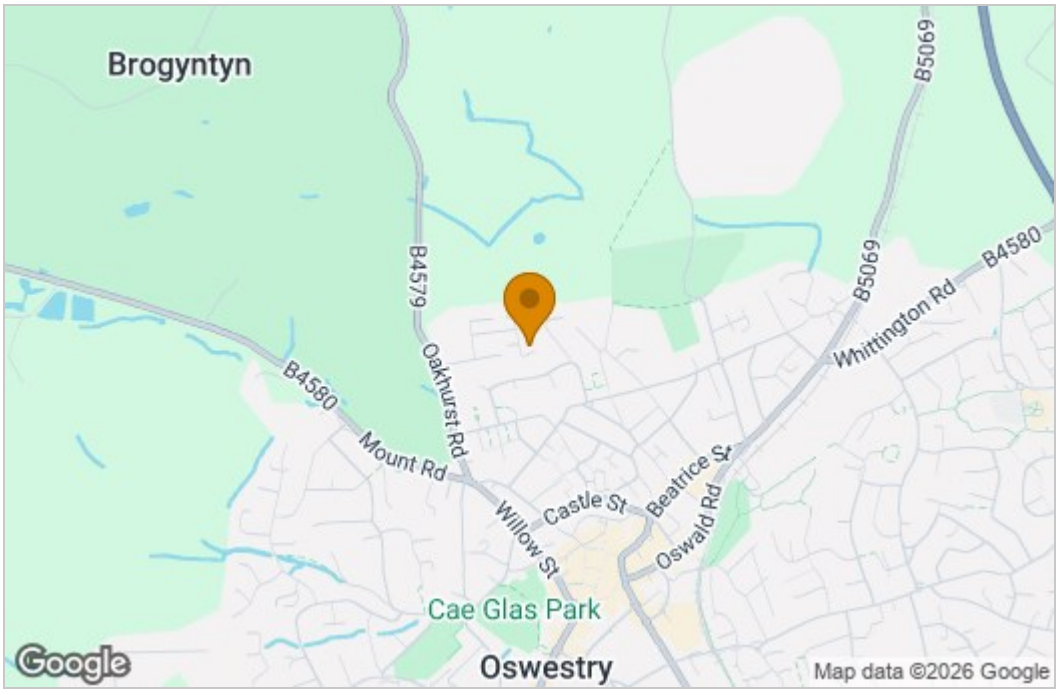
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

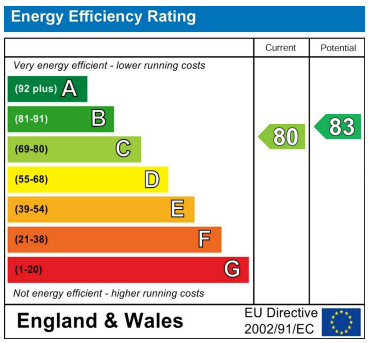
Floor Plan



Area Map



Energy Efficiency Graph



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