Town & Country

Estate & Letting Agents









25 Oaklands Drive, Whittington, SY11 4PL

Offers In The Region Of £420,000

Situated on Oaklands Drive in the popular village of Whittington, this attractive four-bedroom detached home offers spacious and versatile accommodation, together with a mature and private rear garden.

The ground floor features a welcoming hallway, generous lounge with log burner, dining room, garden room with French doors, well-appointed kitchen and cloakroom. Upstairs are four good-sized bedrooms, including a principal bedroom with fitted wardrobes and en-suite, alongside a modern family bathroom.

Outside, the property benefits from a generous driveway, gated side access, large garage with two electric roller doors and a beautifully established rear garden with lawns, well-stocked borders, specimen plants, multiple patio areas, greenhouse and raised vegetable patch.

A superb family home offering excellent living space, parking and gardens in a sought-after village location.

Directions



From our office proceed up WIllow Street and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street. Continue along onto Gobowen Road before turning right onto Whittington Road. Continue to the roundabout of the A495 bypass and take the second exit towards Whittington. Proceed into the village over the level crossing and after about 300 yards turn right into Yew Tree Avenue and then left into Oaklands Drive.

Accommodation Comprises;



Hallway



A welcoming entrance hallway with a part-glazed door and matching side panel providing natural light. Stairs rise to the first floor, with a radiator and ceiling spotlights. Double doors open into the dining room, with further doors leading to the lounge, kitchen and cloakroom. Useful understairs cupboard provides additional storage.

Cloakroom

The cloakroom has a side-facing window providing natural light, fitted with a wash hand basin and WC, complemented by a heated towel rail. Vinyl flooring.

Lounge 20'10" x 11'4" (6.37m x 3.47m)



The lounge features a bay window to the front, allowing plenty of natural light, together with a radiator and modern column radiator. A log burner is inset with a beam over, set on a slate hearth, creating an attractive focal point. French doors open into the conservatory, with wall lighting completing the room.

Additional Photo



Feature Fireplace



Dining Room 9'6" x 8'10" (2.91m x 2.7m)



The dining room has wooden flooring, radiator and an attractive archway leading through to the garden room.

Garden Room 10'6" x 21'11" (3.22m x 6.70m)



The garden room features attractive wooden flooring, an insulated ceiling with spotlights and two Velux windows providing plenty of natural light.

French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces.

Additional Photo



Kitchen 16'9" x 8'6" (5.13m x 2.6m)



A well-appointed kitchen featuring a range of wall and base units with wooden block worktops and matching upstands. The kitchen is equipped with a 1½ bowl sink and mixer tap, integrated Bosch dishwasher, eye-level Neff double oven, Neff hob and chimney-style extractor with glass splashback. There is space for an American-style fridge freezer and plumbing for a washing machine. Windows to the rear and side provide plenty of natural light, with a glazed door giving access to the side. Additional features include tiled flooring, a modern column radiator and recessed ceiling spotlights.

Additional Photo



First Floor Landing



Access to the roof space is provided via a hatch. An airing cupboard houses the Worcester boiler and provides useful additional shelving.

Bedroom One 10'6" x 11'2" (3.21m x 3.42m)



A well-proportioned principal bedroom featuring a rear-facing window, recessed ceiling spotlights and fitted mirrored wardrobes. A concealed door provides direct access to the en-suite, creating a practical and seamless finish.

Additional Photo



Ensuite



A contemporary en-suite featuring a side-facing window and walk-in double shower with glass screen, rainfall showerhead and handheld attachment. Aqua panelling provides a modern finish, complemented by a WC and wash hand basin set within a vanity unit with mixer tap. Further features include a heated towel rail, tile-effect flooring, recessed ceiling spotlights and an extractor fan.

Bedroom Two 11'8" x 9'4" (3.58m x 2.86)



Bedroom two has a window to the front and a radiator.

Bedroom Three 11'8" x 11'3" (3.56m x 3.44m)



A bright and well-presented bedroom featuring a rear-facing window, radiator and fitted wardrobes with sleek sliding doors, providing ample storage. Currently utilised as a home office, this flexible space could equally be used as a bedroom, study, hobby room or additional reception space, depending on requirements.

Bedroom Four 7'10" x 8'2" (2.39m x 2.5m)



A versatile room featuring a rear-facing window and radiator.

Family Bathroom 7'1" 6'5" (2.18m 1.96m)



A contemporary family bathroom featuring a front-facing window and panel bath with a glass shower screen, mains shower and concealed controls. Aqua panelling provides a stylish, low-maintenance finish, complemented by a WC and wash hand basin set within a vanity unit with mixer tap. Further features include a heated towel rail, tile-effect flooring, recessed ceiling spotlights and an extractor fan.

To the Rear





The attractive, mature rear garden offers a wonderful mix of lawned and well-stocked shrub borders, complemented by a variety of established specimen plants providing colour and interest throughout the seasons. Paved pathways and patio areas create a number of spaces for relaxing and entertaining, including a second double-decked patio. A gravelled area provides further versatility, while the garden is fully enclosed by fencing, creating a private and peaceful outdoor space.

Entertaining Area



Additional Photo

Additional Photo



To the Front

A generous driveway provides parking for several vehicles, with an outside light and gated side access leading through to the rear garden. Further parking is available to the side, along with a useful wood store and greenhouse. A raised vegetable patch provides an ideal space for those looking to grow their own produce.

Garage 18'4" x 16'0" (5.61m x 4.9)

The garage benefits from two electric roller shutter doors, a separate personal access door and two side-facing windows providing natural light. Spotlights to the ceiling, together with power and lighting, make this a practical and versatile space.

Services

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

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 D.

To Book a Viewing

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

Hours Of Business

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

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.

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.

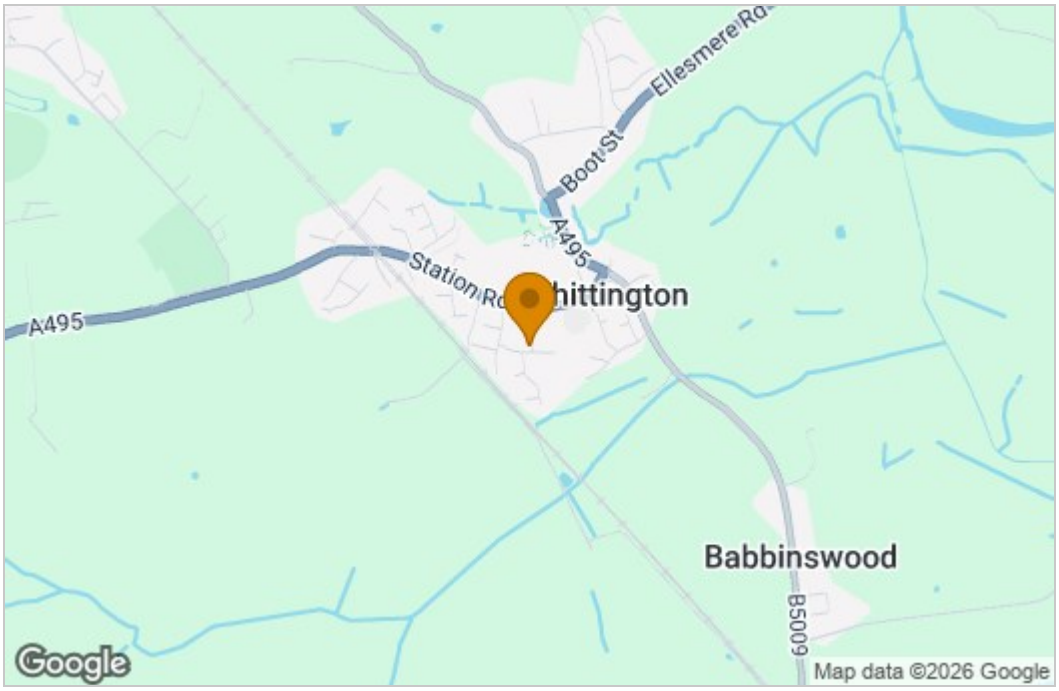
Money Laundering Regulatory Checks

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.

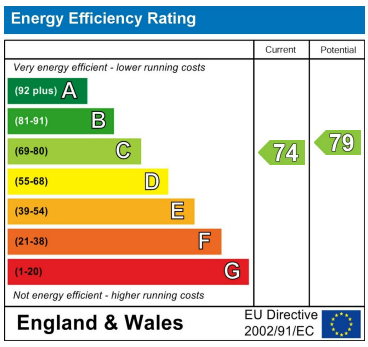
Floor Plan



Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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