



FOR SALE

£375,000

Sunnyside, Station Road, Whittington,
Oswestry, Shropshire, SY11 4BQ

This immaculate Four Bedroom family home close to local amenities is situated in the popular village of Whittington. Accommodation comprises; Porch, Reception Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Office, Cloakroom, Landing, Four Bedrooms, Dressing Room, Bathroom, Garage, Ample Parking to the Front, Rear Garden. The property benefits from gas fired central heating and UPVC double glazed windows. Viewing is highly recommended.



Oswestry (3 miles) Wrexham (10 miles) Shrewsbury (20 miles)
Train Station in Gobowen 3 Miles
All distances approximate



- Well Presented Family Home
- Four Bedrooms
- Popular Location
- Local Amenities Close at Hand
- Viewing Recommended
- Gas C/H, UPVC D/G

LOCATION

Whittington is a very popular village, with village shop, post office, public houses, hotel, primary school and historic castle all of which go to serve the villages day to day needs. Oswestry is 3 miles distant and provides a larger range of shopping and leisure facilities, the A5 trunk road is some half mile distant, giving easy access to the The Midlands, Telford, Shrewsbury to the south, and Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Take the Whittington road out of Oswestry, into the village of Whittington, proceed over the level crossing, taking the immediate first left onto Station Road where the property will be seen on the right hand side.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

With door and over window, tiled floor.

RECEPTION HALL

With UPVC double glazed door to the front elevation, radiator.

DINING ROOM

13'1" x 11'10" (4.00m x 3.60m)
With UPVC double glazed bay window to the front elevation, picture rail, cornice to ceiling, radiator.

LOUNGE

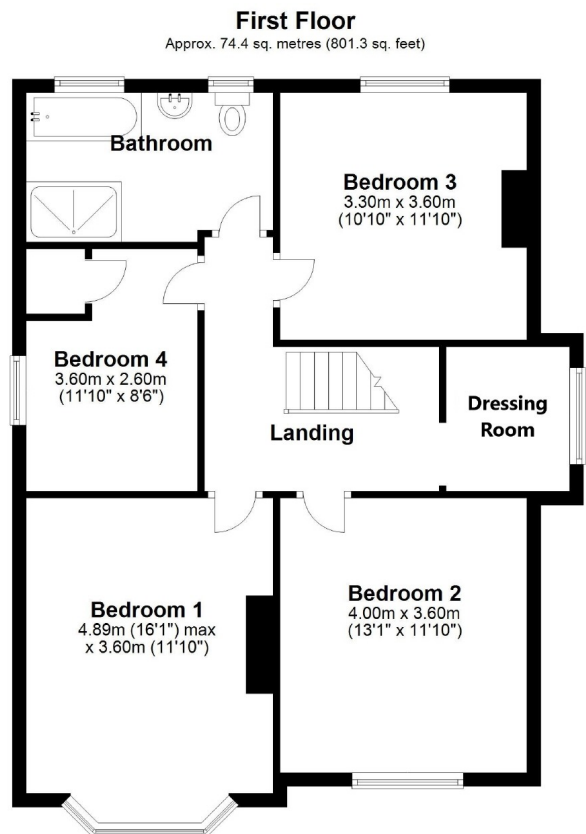
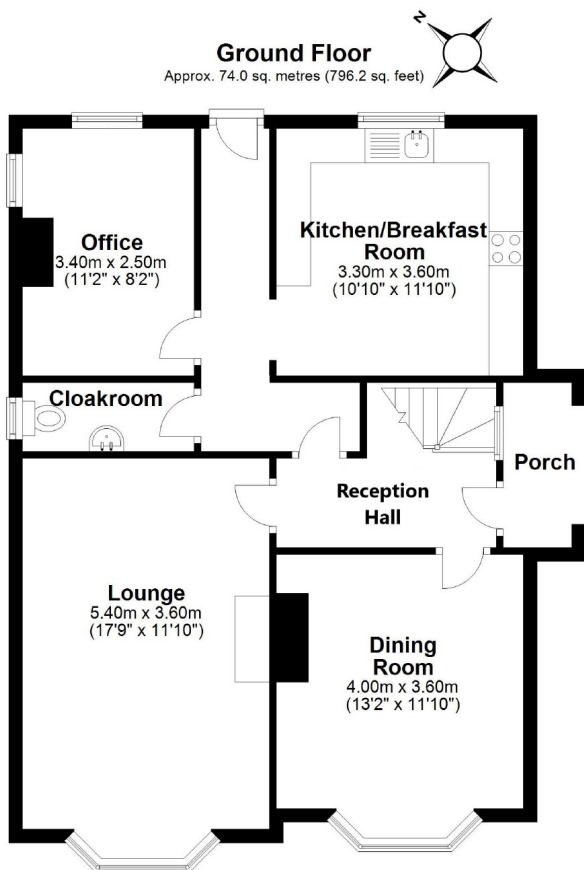
17'9" x 11'10" (5.40m x 3.60m)
With UPVC double glazed bay window to the front elevation, picture rail, cornice to ceiling, two radiators.

CLOAKROOM

With UPVC double glazed window to the side elevation, low flush WC, wash hand basin.

OFFICE

11'2" x 8'2" (3.40m x 2.50m)
A dual aspect room with UPVC double glazed window to the side and rear



Total area: approx. 148.4 sq. metres (1597.6 sq. feet)

Sunnyside

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



elevation, radiator.

KITCHEN/BREAKFAST ROOM

10'10" x 11'10" (3.30m x 3.60m)

The Kitchen comprises a comprehensive range of fitted base and wall units with worktops over, integrated dishwasher, integrated oven/grill, five ring hob with chimney style extractor fan over, UPVC double glazed window to the rear elevation.

LANDING

With loft access.

BEDROOM ONE

16'1" max x 11'10" (4.89m max x 3.60m)

With UPVC double glazed bay window to the front elevation, radiator.

BEDROOM TWO

13'1" x 11'10" (4.00m x 3.60m)

With UPVC double glazed window to the front elevation, radiator.

DRESSING AREA

With UPVC double glazed window to the side elevation, radiator.



BEDROOM THREE

10'10" x 11'10" (3.30m x 3.60m)

With UPVC double glazed window to the rear elevation, radiator.

BEDROOM FOUR

11'10" x 8'6" (3.60m x 2.60m)

With UPVC double glazed window to the side elevation, radiator.

BATHROOM

Comprising a four piece suite providing low flush WC, wash hand basin on vanity unit, dual head shower, freestanding modern bath, two UPVC double glazed windows to the rear elevation, tiled walls, tiled floor, spotlights.

FRONT GARDEN

The front garden is gravelled for ease of maintenance and provides ample parking.

GARAGE

With up and over door, power and lighting.



REAR GARDEN

There are lawned gardens to the rear with shrubbed beds and patio area perfect for entertaining. The gardens are enclosed by fencing and hedging.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

HOW TO MAKE AN OFFER

If you are interested in buying this

property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

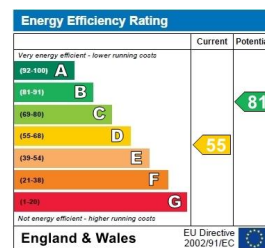
Sunnyside, Station Road, Whittington, Oswestry, Shropshire, SY11 4BQ



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.