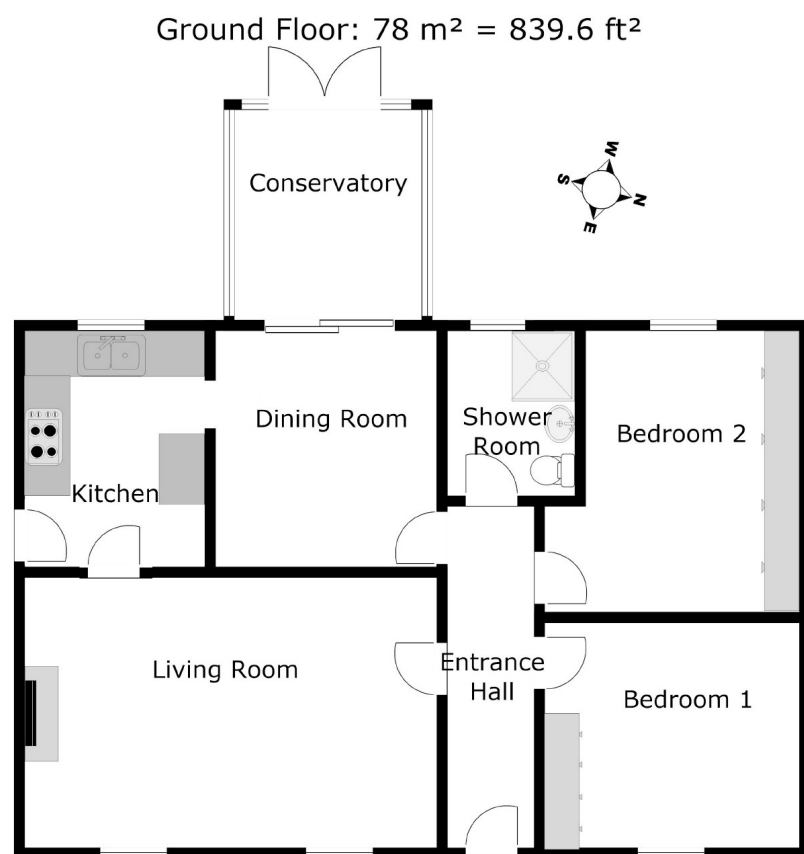


4 Maplehurst Drive, Oswestry, Shropshire, SY11 1JQ



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.



FOR SALE

Chain Free £169,950

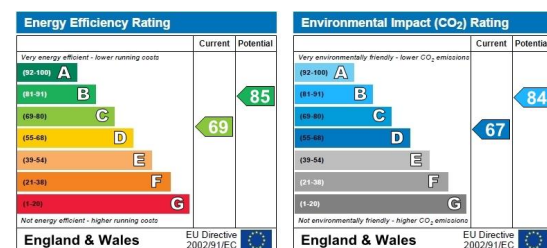
4 Maplehurst Drive,
Oswestry, Shropshire, SY11 1JQ

Located on the outskirts of Oswestry Town this detached Two Bedroom bungalow offers spacious accommodation which comprises Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Bedroom One, Bedroom Two, Shower Room, Garage, Parking, Summerhouse/Workshop, Gardens to Front, Side and Rear. The property is warmed by gas fired central heating and benefits from UPVC double glazing. This property must be viewed to be appreciated.

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

Wrexham (14 Miles) Shrewsbury (19 Miles)
All Distances Approximate



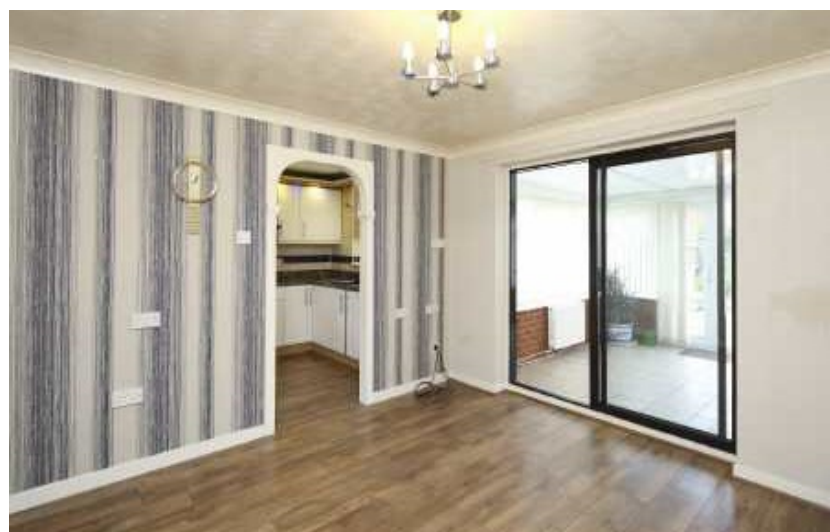
2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Detached Bungalow
- Garage and Parking
- UPVC Double Glazed
- Gas Central Heating
- Walking Distance to Town
- Must See To Appreciate

LOCATION

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Proceed out of Oswestry on the Whittington Road turning right into Maplehurst Drive, the property will be viewed to the right hand side.

RECEPTION HALL

With UPVC double glazed door, radiator, entrance hatch to attic area with slingby ladder.

LOUNGE

17'11" x 11'10" (5.46m x 3.60m)
With two UPVC double glazed windows to the front elevation, radiator, fire with surround and hearth.

DINING ROOM

9'9" x 10'8" (2.96m x 3.25m)
With radiator, sliding doors leading into Conservatory.

KITCHEN

10'8" x 7'11" (3.25m x 2.41m)
The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with worktops over and tiled splashbacks and upstands, space for appliances, fitted over with hob over and extractor hood above, one and a half bowl sink unit, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the side elevation, radiator.

CONSERVATORY

10'1" x 8'4" (3.07m x 2.54m)
With UPVC double glazed elevations, polycarbonate roof, French doors leading out to the gardens.

BEDROOM ONE

11'3" x 9'9" (3.43m x 2.97m)
With UPVC double glazed window to the front elevation, radiator, range of fitted bedroom furniture which provides a good amount of hanging and storage space.

SHOWER ROOM

7'7" x 5'7" (2.31m x 1.69m)
Comprising a three piece suite in white providing wash hand basin set within vanity unit with illuminated mirror over, low flush WC, shower unit with duel head mixer shower, heated towel rail, UPVC double glazed window to the rear elevation, radiator.

BEDROOM TWO

7'8" x 10'11" (2.33m x 3.34m)
With UPVC double glazed window to the rear elevation, radiator, recessed wardrobe providing a good amount of hanging and storage space, wall mounted gas fired boiler.

GARDENS

From the cul de sac level a tarmacadam drive leads to the front of the Garage and to the side of the property providing parking. The front garden is designed for ease of maintenance with gravelled additional parking area and low hedge to the boundary.

The rear gardens are well worthy of mention being designed for ease of maintenance with paved patio area and well planted herbaceous borders. The garden extends to a further side garden.

There are two garden sheds, outside water point and light point.

SUMMERHOUSE/WORKSHOP

10'9" x 10'9" (3.28m x 3.28m)
With UPVC double glazed windows, UPVC double glazed doors to the front elevation. *At vendors desecration if sold with the property or not, maybe removed.

GARAGE

18'11" x 9'4" internal measurements (5.77m x 2.85m internal measurements)
With up and over door to the front elevation, pedestrian door to the side, light and power points, wall heater.

VIEWINGS

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

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 (MLR 2017 which came into force 26th June 2017). 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.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

INSPECTED BY

This property was personally inspected by:-
Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) M.N.A.E.A DipDEA