



19, Malory Road,
Oswestry, Shropshire, SY11 2DJ

A most well presented three bedroom family property situated in a most convenient location with a bus stop close by. Warmed by gas fired central heating and benefits from UPVC double glazing, this property must be viewed. Reception Hall, Study/Bedroom Four, Lounge, Dining Room, Kitchen, Conservatory, First Floor Landing, Three Bedrooms, Bathroom and WC, Gardens to Front and Rear, Parking.



On a bus route and within walking distance to Oswestry Town



- Well Presented Throughout
- Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing
- Three/Four Bedrooms
- Must See To Appreciate

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities (One Mile From Oswestry Leisure centre) and schools (Beech Grove School, Meadow School and Oswestry County Infants). 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

From the office, turn right at the traffic lights, proceed down Beatrice Street, then turn right under the bridge into Whittington Road, then right again into Unicorn Road, proceed for

approximately 350 yards, turning right into Malory Road.

RECEPTION HALL

With UPVC double glazed door leading out to the front elevation, staircase leading to the First Floor.

STUDY/BEDROOM FOUR

7'3" x 8'9" (2.20m x 2.66m)

A dual aspect room with UPVC double glazed windows to the front and side elevations, radiator.

LOUNGE

14'7" x 12'1" (4.45m x 3.69m)

With UPVC double glazed window to the front elevation, radiator, electric fire on a marble hearth.

KITCHEN

10'2" x 8'10" (3.11m x 2.68m)

Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, tiled splashbacks, space for fridge, space and plumbing for washing machine, space for cooker, UPVC double glazed window to the rear elevation, radiator,



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



3 Bedroom/s



1 Bath/Shower
Room/s



wall mounted gas fired boiler.

PANTRY

Generous size storage area.

DINING ROOM

9'3" x 9'3" (2.83m x 2.83m)

With UPVC double glazed doors leading into the Conservatory with side windows, radiator.

CONSERVATORY

6'6" x 10'10" (1.98m x 3.31m)

With UPVC double glazed elevations and door leading out to the side, polycarbonate roof.

FIRST FLOOR LANDING

Providing access through to:

BEDROOM ONE

13'0" x 12'3" (3.97m x 3.73m)

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

BEDROOM TWO

12'4" x 9'3" (3.77m x 2.83m)

With UPVC double glazed window to the



front elevation, radiator, over the stairs storage cupboard.

BEDROOM THREE

12'0" x 11'6" max (3.66m x 3.51m max)

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

BATHROOM

Comprising a two piece suite providing a bath and pedestal wash hand basin, UPVC double glazed window to the rear, airing cupboard housing hotwater tank.

SEPARATE WC

With low flush WC, UPVC double glazed window to the rear elevation.

GARDENS

From the road level a drive leads to the front of the property with pedestrian gate to the side. The gardens is designed for ease of maintenance with path leading to the front door.

The rear garden is fully enclosed by fencing and benefits from a garden shed



and is designed for ease of maintenance.

LOCAL COUNCIL

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

TENURE

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

VIEWINGS

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.

FOR SALE

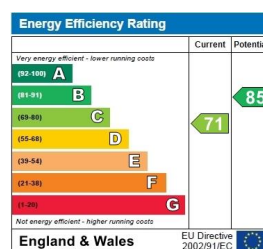
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
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