



FOR SALE

£575,000

7 Upper Well Close,
Oswestry, Shropshire, SY11 1TW

This luxury extended executive family home is situated in a lovely location with South Facing views over Oswestry to the rear. The accommodation is presented to a very high standard throughout and comprises, three reception rooms, superb kitchen opening through to entertaining area and family room, utility, cloakroom, two master bedrooms with ensuites, four further bedrooms served by luxury bathroom and shower room, superb rear gardens, large garage, parking.



Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)
All distances approximate



- **Extended Executive Detached**
- **South Facing to Rear**
- **Superb Private Rear Gardens**
- **Detached Large Garage**
- **Immaculate Interiors**
- **Countryside Walks Nearby**

LOCATION

Oswestry is a popular borderland market town with good 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.

The property is situated in the most sought after residential area of Oswestry. Woodland Park has close proximity to the town centre, with an abundance of shops and supermarkets. There is also a Secondary School, Primary School and doctors surgery within minutes walking distance. The property is also only a few minutes walk from open countryside.

DIRECTIONS

From the centre of Oswestry, proceed past the Church on Church Street with the Wynnstay Hotel on your left hand side, turn right at the traffic lights, then take the second turning on the right into Oswald Well Lane, proceed onto Maeserfield then take the second turn on the left into Bentley Drive. Upper Well Close will be viewed to the left.

COVERED ENTRANCE PORCH

With composite double glazed door with obscured glazed floor to ceiling side windows leading into:-

RECEPTION HALL

With staircase leading to First Floor Landing, under stairs storage cupboard with light point and cloaks hanging space, radiator, central heating thermostat control, burglar alarm.

CLOAKROOM

Comprising a two piece suite in white providing a dual and low flush WC, inset wash hand basin with vanity cupboard under, contemporary radiator, extractor fan.

SITTING ROOM

12'6" x 13'1" (3.80m x 4.00m)

With UPVC double glazed box bay window to the front elevation overlooking front garden, radiator, gas fired stove set within brick chimney breast.

LOUNGE

13'1" x 21'8" (4.00m x 6.60m)

With UPVC double glazed Bi-folding doors leading out to the private South facing gardens with fitted shutters, living flame gas fire on a marble hearth and marble surround, radiator.

DINING ROOM

12'8" x 9'9" (3.87m x 2.97m)

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

KITCHEN

12'6" x 15'10" (3.81m x 4.82m)

The superb Kitchen comprises a comprehensive range of fitted base and wall units which provides a good amount of cupboard storage and drawer space with deep granite worktops over, one and a half bowl sink unit with mixer tap over, breakfast bar. Opening through to the Entertainment and Family Room
Appliances included:

SUPERB ENTERTAINMENT FAMILY ROOM

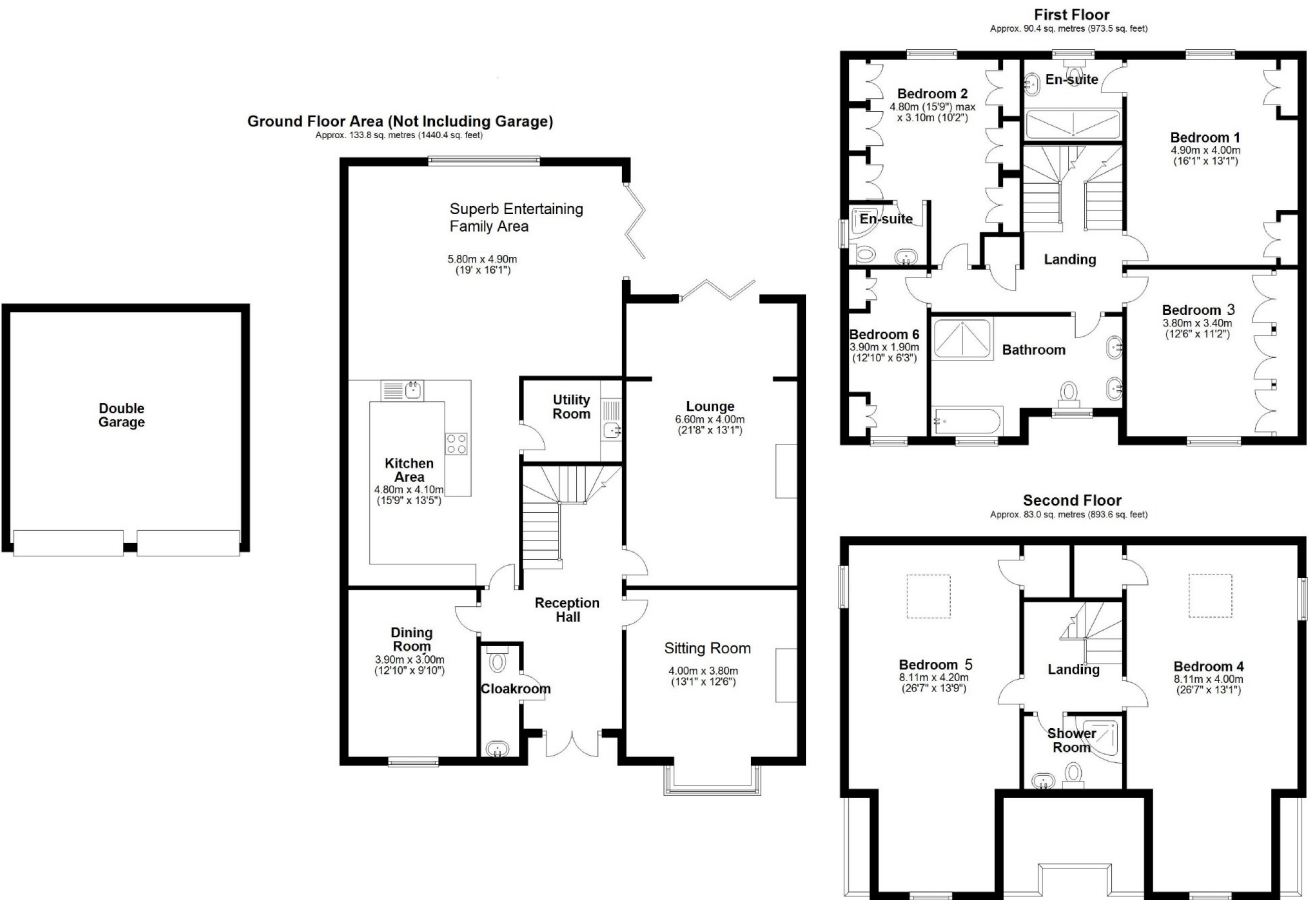
19'0" x 16'1" (5.80m x 4.90m)

With double glazed concertina opening doors leading out onto the terrace, double glazed windows to the side and rear elevations with high level over window, wood burning stove, under floor heating.

UTILITY ROOM

6'9" x 6'1" (2.07m x 1.85m)

With base and wall units providing storage, stainless sink unit with mixer tap over and drainer to side, space and plumbing for





3 Reception
Room/s



6 Bedroom/s



4 Bath/Shower
Room/s



automatic washing machine, space for tumble dryer, wall mounted Worcester gas fired boiler which serves domestic hot water and central heating needs.

FIRST FLOOR LANDING

With radiator, airing cupboard housing pressurised hot water cylinder.

MASTER SUITE ONE

16'1" x 13'1" (4.90m x 4.00m)

With UPVC double glazed window to the rear elevation, radiator, a range of fitted bedroom furniture providing a good amount of hanging and storage space.

ENSUITE SHOWER ROOM

Comprising a three piece suite in white providing a low flush WC, wash hand basin set within vanity unit with cupboard under and mixer tap over, walk-in shower unit housing a mixer shower and glazed screen, shaver point, extractor fan, UPVC double glazed window to the rear elevation, radiator.

MASTER SUITE TWO

15'9" x 10'2" (4.80m x 3.10m)

With UPVC double glazed window to the rear elevation, radiator, a excellent range of fitted bedroom furniture providing a good amount of hanging and storage space.

ENSUITE SHOWER ROOM

Comprising a three piece suite in white providing a dual and low flush WC, shower unit housing a mixer shower with glazed screen, wash hand basin set within vanity unit with mixer tap over and tiled splash back, shaver point, extractor fan, obscured UPVC double glazed window, radiator.

BEDROOM THREE

12'6" x 11'2" (3.80m x 3.40m)

With UPVC double glazed windows to the front elevation, radiator, range of fitted bedroom furniture providing a good amount of



hanging and storage space.

LUXURY BATHROOM

9'1" x 14'1" (2.77m x 4.28m)

Comprising a five piece suite in white providing a obscured dual and low flush WC, bath with mixer tap and fitted TV, twin floating wash hand basins with vanity unit with cupboards under and mixer taps over, shower unit housing a dual head mixer shower with glazed screen tiled splash back, heated towel rail, shaver point, extractor fan, obscured UPVC double glazed windows to the front elevation, under floor heating.

BEDROOM SIX

6'3" x 12'10" (1.90m x 3.90m)

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

SECOND FLOOR LANDING

With entrance hatch to attic area.

BEDROOM FOUR

26'7" 13'9" max (8.11m 4.20m max)

A dual aspect room with UPVC double glazed windows to the front and side elevations, large velux roof window, radiators, recessed wardrobe.

SHOWER ROOM

5'6" x 6'9" (1.68m x 2.07m)

Comprising a three piece suite in white providing a low flush WC, wash hand basin set within vanity unit with cupboard under, mixer tap over, shower unit housing a dual head mixer shower, contemporary style radiator with mirror, shaver point, extractor fan.

BEDROOM FIVE

26'7" x 13'9" (8.11m x 4.20m)

A dual aspect room with UPVC double glazed windows to the front and side elevations, large velux roof window, radiators,



recessed wardrobe. Walk in wardrobe with a measurement of 2.03m deep.

FRONT GARDEN

The Front Garden is laid to lawn with path leading to the Covered Entrance Porch with path leading to the Parking Forecourt and Garaging. There is a mature hedge and gate to the front elevation. Outside electric and light point.

PARKING

A generous size parking area provides ample parking and turning space, a gate provides access to the Rear Garden.

TRIPLE GARAGE

26'3" x 16'11" internal (8.00m x 5.15m internal)

With two electrically operated roller doors to the front elevation, pedestrian door to the side, window to the rear, light and power points.

REAR GARDEN

Well worthy of mention and a notable feature of the property this South Facing Garden offers a perfect private outside space which complements the property. Directly to the rear of the property there is an outside terrace which leads to a decked area with inset lighting. This area extends to the bottom of the garden and to the outside sitting and BBQ area.

The rear garden also provides a laid to lawn area which is private.

BBQ TERRACE

The garden enjoys an outside fire and BBQ area which provides an ideal outside dining and sitting area.

CANOPY

A substantial area of the patio benefits from a canopy providing protection from both the sun and rain allowing year round use.

TENURE

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

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.

LOCAL COUNCIL

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

VIEWINGS

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

FOR SALE

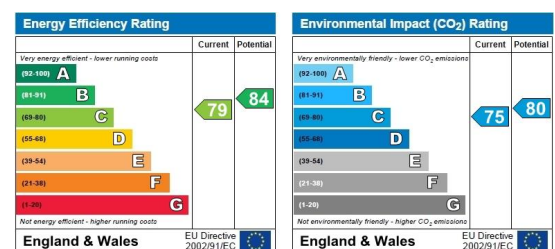
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

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