



FOR SALE

£595,000

Cranford, Queens Road,
Oswestry, Shropshire, SY11 2HY

This Immaculate Five Bedroom Victorian Property is situated in a premier well established location close to the Town Centre. The rooms comprise; Reception Hall, Elegant Lounge, Drawing Room, Dining Room, Kitchen/Breakfast Room, Utility, Shower Room, Cellar, Landing, Master Bedroom with En Suite, Four further Bedrooms, Bathroom, Garage, Stores, Ample Parking, Mature Gardens. Gas fired central heating and UPVC double glazed windows.



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



- Immaculately Presented
- Five Bedroom Victorian House
- Close to Town Centre
- Parking/Garage/Gardens
- Wealth of Character
- Viewing Highly Recommended

LOCATION

Queens Road is a sought after area in Oswestry and is conveniently situated within easy level walking distance of the town centre. 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

From the town centre proceed up Church Street. On reaching the traffic lights by the Parish Church, turn left into Lower Brook Street, which leads into Victoria Road, take the second right in to Queens Road.

COVERED ENTRANCE PORCH

Geometric tiled floor, original leaded door with coloured stained glass to either side and overhead window.

RECEPTION HALL

Geometric tiled floor, staircase leading to first floor landing, radiator, dado rail, cornice to ceiling, understairs storage cupboard providing a good amount of storage space and sash styled with

secondary glazing to the side elevation.

ELEGANT LIVING ROOM

18'4" max x 13'5" (5.60m max x 4.10m)

With UPVC double glazed bay sash window to the side elevation overlooking the side gardens, radiator, feature fire place with tiled hearth and marble surround, dado rail, picture rail, cornice to ceiling.

INNER HALLWAY

With tiled floor.

DRAWING ROOM

15'5" max x 14'1" (4.70m max x 4.30m)

With UPVC double glazed sash bay window and french doors leading out to the side gardens, wood burning stove with slate hearth, surround and timber mantle over, picture rail, cornice to ceiling, radiator.

DINING ROOM

13'5" x 12'6" (4.10m x 3.80m)

With UPVC double glazed sash bay window to part bay window to the side elevation, radiator, strip boarded floor, cornice to ceiling and picture rail.

KITCHEN/BREAKFAST ROOM

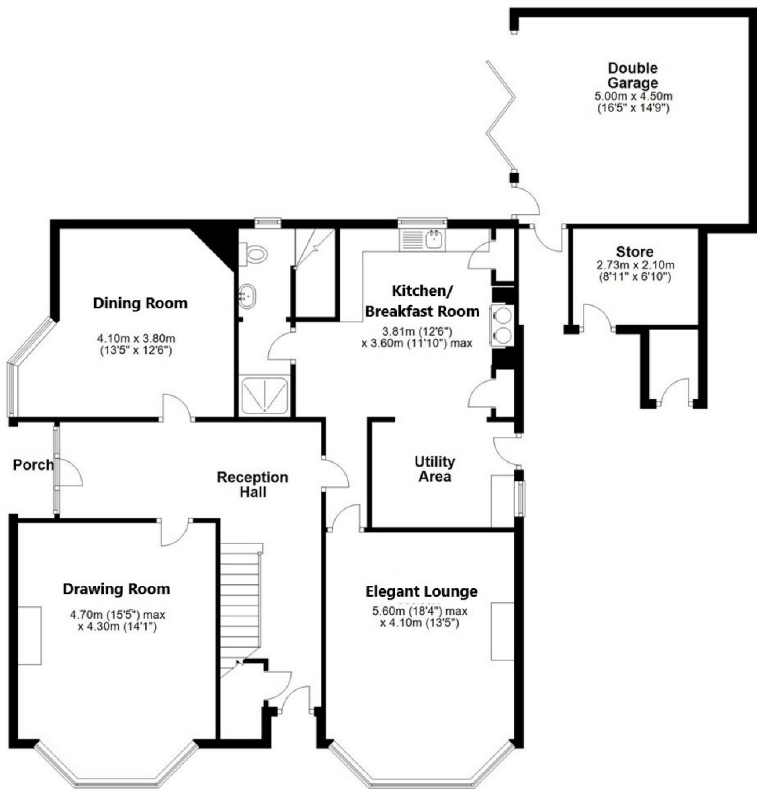
12'6" x 11'10" max (3.81m x 3.60m max)

The Kitchen comprises a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with granite worktops over and tiled splash backs, space for range cooker, one and a half bowl ceramic sink unit, with mixer tap overmatching breakfast island,



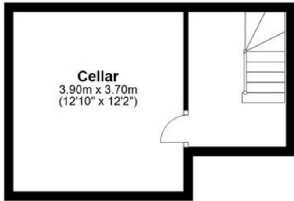
Ground Floor

Approx. 160.5 sq. metres (1727.7 sq. feet)



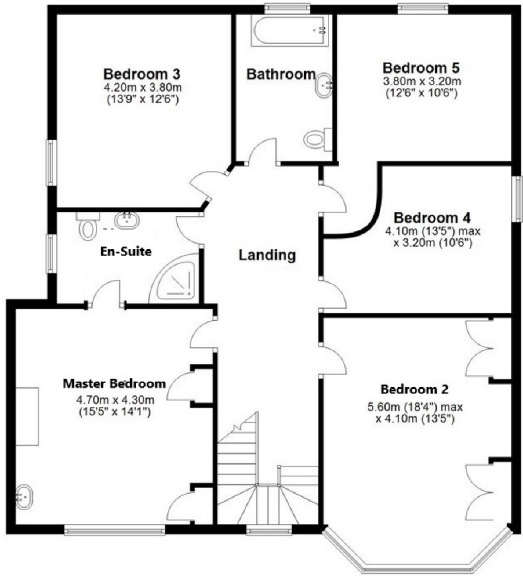
Basement

Approx. 21.0 sq. metres (225.6 sq. feet)



First Floor

Approx. 119.6 sq. metres (1287.3 sq. feet)



Total area: approx. 301.1 sq. metres (3240.5 sq. feet)

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



5 Bedroom/s



3 Bath/Shower
Room/s



integrated dishwasher, space for fridge/freezer, down lighting to ceiling, floor mounted Worcester Bosch boiler serving hot water and central heating needs, UPVC double glazed sash window to the side elevation. Opening through to:

UTILITY AREA

With fitted units for storage, space and plumbing for appliance's with granite worktop over, door leading to the rear elevation, sash window to the rear elevation, tiled floor.

GROUND SHOWER ROOM

Comprising a three piece suite providing pedestal wash hand basin, low flush WC, shower unit housing a dual shower head, tiled floor, UPVC double glazed sash window to the side elevation, storage cupboard. Access to the Cellar.

CELLAR ROOM

12'10" x 12'2" (3.90m x 3.70m)
Providing ample storage.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, two radiators, cornice to ceiling, dado rail.

MASTER BEDROOM

15'5" x 14'1" (4.70m x 4.30m)
With UPVC double glazed sash window to the side elevation, feature original cast iron fireplace with tiled insert, range of fitted bedroom furniture incorporating bedside tables and wardrobes, inset



down lighting, inset sink and vanity unit, radiator.

ENSUITE

Comprising a three piece suite providing a wash hand basin set within a vanity unit, dual low flush WC, walk-in shower unit with a dual shower mixer head, UPVC double glazed sash window to the front elevation, part tiled walls, tiled floor, down lighting to ceiling.

BEDROOM TWO

18'4" max x 13'5" (5.60m max x 4.10m)
With UPVC double glazed sash bay window to the side elevation, range of fitted bedroom furniture incorporating wardrobes, bedside tables and dressing table, radiator.

BEDROOM THREE

13'9" x 12'6" (4.20m x 3.80m)
With UPVC double glazed window to the rear elevation, radiator, picture rail.

BEDROOM FOUR

13'5" max x 10'6" (4.10m max x 3.20m)
With UPVC double glazed window to the front elevation, original cast iron fireplace, radiator, picture rail.

BEDROOM FIVE

12'6" x 10'6" (3.80m x 3.20m)
With UPVC double glazed window to the side elevation, radiator.



FAMILY BATHROOM

10'8" x 6'7" (3.25m x 2.12m)

Comprising a three piece suite providing a pedestal wash hand basin, low flush WC, bath with mixer tap attachment, UPVC double glazed sash window to the side elevation, down lighting to ceiling, access hatch to loft area, part tiled walls, radiator, towel rail combination.

GARDENS AND GROUNDS

Directly to the rear of the property there is an enclosed courtyard ideal for outside dining and entertainment purposes enclosed by wall with gated access through to the side gardens. The side gardens are a notable feature, mainly laid to lawn with path leading all the way around. There is a paved patio area with well planted herbaceous borders with flowering species and shrubs. Further gates provide access to the front and leading to the Parking Forecourt and the front of the Garage. The vendors inform Halls there was once a Garden Room to the front of the property which overlooked the grounds.

DOUBLE GARAGE

16'5" x 14'9" (5.00m x 4.50m)

With a garage door to the front and pedestrian door to the side elevation and gardens, light and power connections.

PARKING FORCOURT

Providing ample parking and turning space.

STORE

8'11" x 6'11" (2.73m x 2.10m)

With light and power connections.

SOLID FUEL STORE

Providing storage space.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING

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

LOCAL AUTHORITY

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

FOR SALE

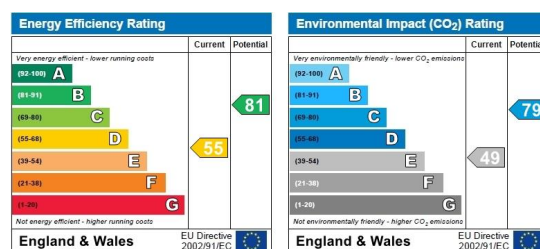
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

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