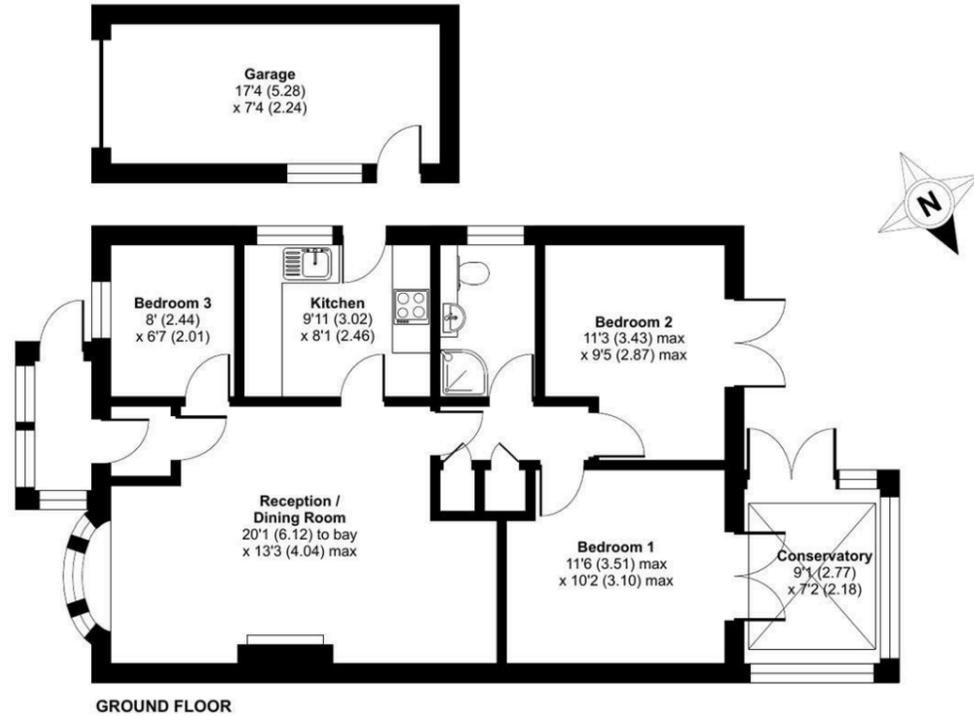


FOR SALE

46 Aston Way, Oswestry, SY11 2XY



Approximate Area = 820 sq ft / 76.1 sq m  
Garage = 127 sq ft / 11.8 sq m  
Total = 947 sq ft / 87.9 sq m  
For identification only - Not to scale



FOR SALE

Offers in the region of £269,500

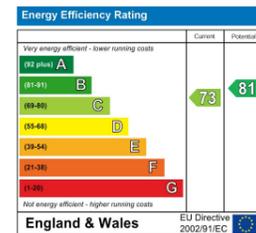
46 Aston Way, Oswestry, SY11 2XY

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1305083

**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 Rating



01691 670320

Oswestry Sales  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@hallsgb.com



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Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles  
(All mileages are approximate)

 1 Reception Room/s  
 3 Bedroom/s  
 1 Bath/Shower Room/s



- Detached three-bedroom bungalow
- Spacious lounge/diner with natural light
- Modern kitchen and stylish shower room
- Versatile studio space in converted garage
- Private rear garden with lawn & mature flower beds
- Excellent access to local transport and amenities

**DESCRIPTION**

Halls are delighted with instructions to offer this property on Aston Way in Oswestry.

A well-maintained three-bedroom detached bungalow set within a popular and well-established residential area of Oswestry. This attractive home features a spacious lounge/dining room, a modern kitchen and stylish shower room, alongside two generous double bedrooms and a versatile third room ideal as a single bedroom or home office.

The property further benefits from a converted garage, now serving as a bright and practical studio space—perfect for hobbies, creative work, or additional storage. Outside, the rear garden is a private retreat, thoughtfully landscaped with a lawn, mature flower beds, and seating areas for enjoying the outdoors.

Conveniently positioned with a bus stop just outside the property and a corner shop only a five-minute walk away, this home is ideally located for easy access to local amenities. The surrounding area is peaceful and tidy, with well-kept neighbouring gardens reflecting a strong sense of community pride.

**DIRECTIONS**

From Oswestry town centre, head southeast along Leg Street and turn left onto Middleton Road. Continue as the road becomes Cabin Lane. After approximately 0.4 miles, turn right onto Aston Way. Continue along Aston Way until you reach the property, which will be on the left-hand side.

**W3W**

///salaried.himself.cans

**SITUATION**

The property is situated in a popular and established residential locality. The area offers a selection of local shops, primary school and community centre together with recreational facilities and plenty of places to walk your dog. Oswestry town centre can be reached on foot or via the local bus service which serves the area. Commuters will have ready access to the A5 heading south towards Shrewsbury and Telford or north to Wrexham, Chester and beyond.

**SCHOOLING**

The area offers excellent educational opportunities, including The Meadows, The Marches School, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

**THE PROPERTY**

The property is well-presented three-bedroom detached bungalow located in a sought-after residential area of Oswestry. This appealing home features a spacious lounge/dining room with excellent natural light and BRAND NEW WOOD-EFFECT FLOORING, a sleek modern kitchen with NEW TILED FLOORING and a built-in oven, and a contemporary shower room which also benefits from new tiled flooring. A recently built porch with tiled flooring adds a smart and practical entrance to the home.

The layout includes a double bedroom, a second double bedroom with French doors leading to the garden, and a third single room, ideal as a home office or guest room. The inner hallway features two large FLOOR-TO-CEILING CUPBOARDS, offering valuable storage space. A particular highlight is the CONVERTED GARAGE, now serving as a bright and flexible studio space—heated, carpeted, and fitted with extensive built-in worktops and drawers, making it perfect for creative pursuits or additional storage.

Additional benefits include full loft insulation with a pull-down loft ladder, DOUBLE-GLAZED WINDOWS throughout and VENETIAN BLINDS fitted to all windows, including the studio. With tasteful décor throughout and well-maintained interiors, the property is ready for immediate enjoyment.

**OUTSIDE**

The bungalow enjoys a charming and private rear garden, thoughtfully landscaped with a central lawn bordered by MATURE FLOWER BEDS. A patio seating area provides a lovely spot to relax outdoors, while the garden's secure and tranquil setting makes it ideal for both entertaining and quiet enjoyment. A substantial TIMBER-BUILT SHED/WORKSHOP provides excellent storage or hobby space, and security lighting to the back and side of the bungalow enhances peace of mind. A large side gate ensures the garden remains private and secure.

To the front, the property benefits from a driveway with SPACE FOR UP TO FOUR CARS, set within a peaceful, well-kept neighbourhood. A convenient bus stop is located right outside, with local shops just a short stroll away.

**THE ACCOMMODATION COMPRISES:**

Ground floor - Reception/Dining Room with bay window, Kitchen, Bedroom 1 with access to the conservatory, Bedroom 2, Bedroom 3, Bathroom, Conservatory, Detached Garage

**SERVICES**

Mains water, electricity, drainage and gas central heating are understood to be connected. None of these have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**LOCAL AUTHORITY & COUNCIL TAX**

The property is currently banded in Council Tax Band C - Shropshire Council.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.