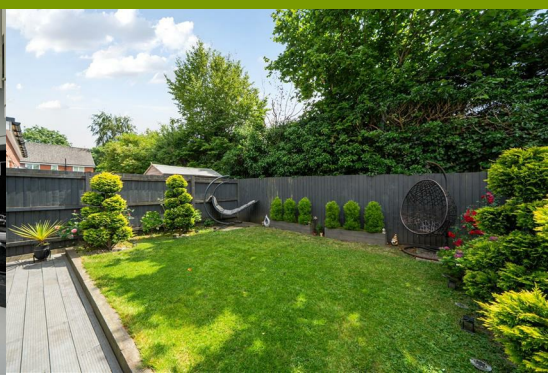


36 HERITAGE WAY

LLANYMYNECH | SY22 6LN







A beautifully presented three-bedroom detached family home, offering stylish open-plan living, an integral garage, generous driveway parking and an exceptional landscaped rear garden with an impressive covered entertaining area, situated on this popular modern residential development.

Offers in the region of £260,000





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- **Detached family home**
- **Beautifully presented**
- **Principal bedroom with en suite**
- **Driveway parking and integral garage**
- **Rear gardens with covered outdoor entertaining area**
- **Popular residential location within Llanymynech**

DESCRIPTION

36 Heritage Way is a superbly presented detached family home that offers well-planned accommodation throughout, the property enjoys a contemporary finish and is ready for immediate occupation.

The welcoming entrance hall provides access to a useful ground floor cloakroom before leading into the impressive open-plan living and dining room. This generous reception space offers excellent flexibility for both everyday family life and entertaining, with plenty of natural light flooding in through the French doors opening directly onto the rear garden.

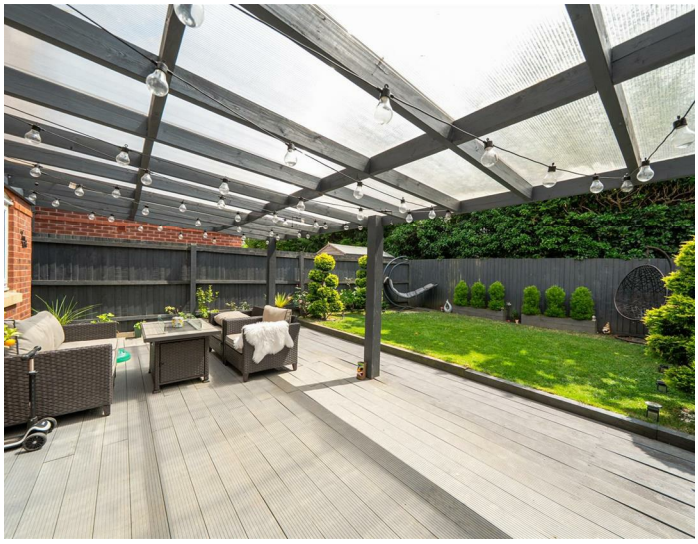
The adjoining kitchen is well-appointed with a range of contemporary wall and base units complemented by contrasting work surfaces, integrated cooking appliances and space for further white goods, together with a pleasant outlook over the rear garden.

To the first floor are three well-proportioned bedrooms, all finished to a high standard. The principal bedroom is a generous double room with fitted wardrobes, whilst the remaining bedrooms provide excellent accommodation for children, guests or those requiring a home office. The family bathroom is fitted with a modern white suite comprising bath with shower over, wash hand basin and WC.

OUTSIDE

One of the property's standout features is the beautifully landscaped rear garden, designed with entertaining and ease of maintenance in mind. A substantial covered seating area creates an outstanding outdoor living space, ideal for year-round dining, relaxing and social gatherings. Beyond lies a well-maintained lawn enclosed by contemporary fencing, established planting and mature hedging, providing an excellent degree of privacy.

To the front, a driveway provides off-road parking and leads to the integral garage, offering additional storage or further potential, subject to any necessary consents.





LOCATION

Heritage Way forms part of a well-established and highly regarded residential development within the popular village of Llanymynech. The village offers a range of day-to-day amenities including convenience stores, public houses, a primary school, pharmacy, café and excellent recreational facilities, together with the renowned Llanymynech Golf Club and Heritage Area.

The nearby market town of Oswestry is approximately 6 miles away and provides a comprehensive range of shopping, leisure and educational facilities. Excellent road links provide convenient access towards Welshpool, Shrewsbury, Wrexham and Chester.

SCHOOLING

The property is well placed for a number of highly regarded schools. Carreghofa Primary School is within the village, whilst secondary education is available at The Marches School in Oswestry. Independent schooling can be found at Oswestry School, Moreton Hall and Packwood Haugh, all within comfortable travelling distance.

DIRECTIONS

From Oswestry proceed south on the A483 towards Welshpool. On entering Llanymynech, continue through the village and turn into Heritage Way, where the property will be found on the right-hand side.

W3W

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SERVICES

We understand that mains water, electricity, gas and drainage services are connected. None of the services, appliances or heating installations have been tested by the selling agents.

POSSESSION AND TENURE

We are informed that the property is Freehold. Purchasers should make their own enquiries via their solicitor.

COUNCIL TAX

Council Tax Band: C

LOCAL AUTHORITY

Your local authority is Shropshire Council.

VIEWINGS

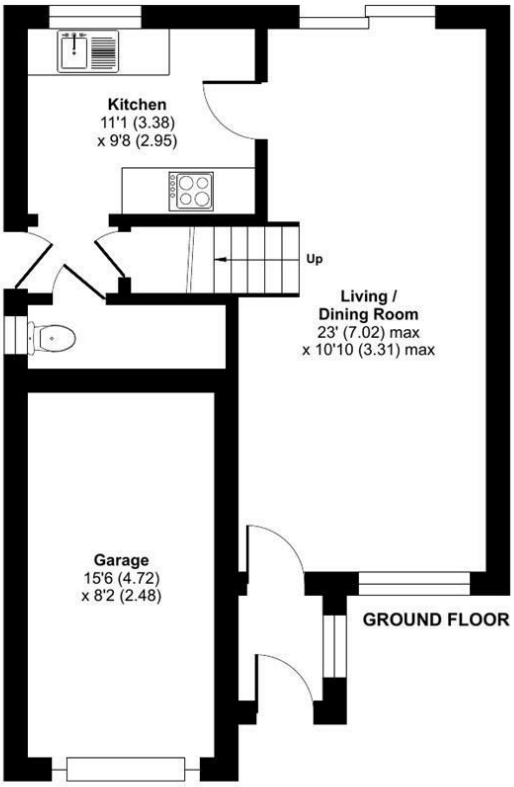
Strictly by appointment through the selling agents.

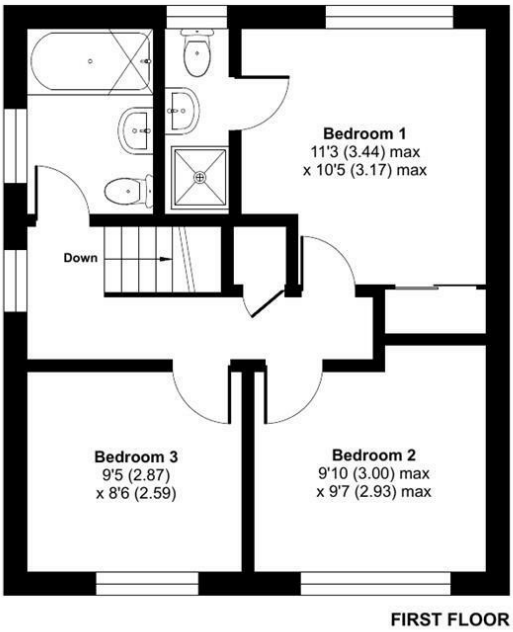
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

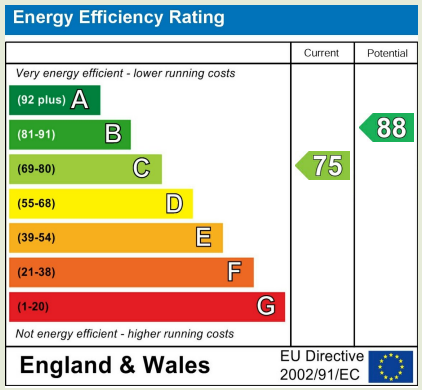
Approximate Area = 840 sq ft / 78 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 963 sq ft / 89.4 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1481125



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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www.hallsgb.com

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