

# Town & Country

Estate & Letting Agents



**32 Aston Close, Oswestry, SY11 2XT**

**£82,000**

SHARED EQUITY PROPERTY WITH NO ONWARD CHAIN!!! Town and Country are delighted to offer to the market this TWO BEDROOMED TERRACED PROPERTY WITH CONSERVATORY. Being on a shared equity scheme with 50% ownership offered initially, this gives the buyer a fantastic opportunity to get onto the property ladder with the option to purchase 100%! Situated in a popular residential area of Oswestry, with all amenities close by, this property would make an ideal starter home.

### Directions

From our Willow street office proceed out of town following the one way system back into the town. Turn left down Salop road and then turn left into Middleton road. Continue along where the road becomes Cabin Lane. Turn right into Aston Way and follow the road turning left into Aston Close, where the property will be observed on the right hand side, identified by our For Sale board.

### Accommodation comprises

#### Porch

Over front door.

#### Hall

Having a uPVC part glazed door to the front, wood floor, radiator and stairs off to the first floor. A door leads through to the lounge.

### Lounge 9'4" x 14'3" (2.84 x 4.35)



Having a window to the front, radiator, dado rail, wood flooring, TV point, decorative fireplace with tiled inset and hearth and with gas fire. A part glazed oak door leads to the kitchen and the hall.

### Additional lounge photo



### Kitchen/Dining Room 9'2" x 12'5" (2.79 x 3.79)



Fitted with a range of base and wall units with contrasting work surfaces over, space for a cooker, Plumbing for a washing machine, stainless steel single bowl sink unit, wood flooring, under stairs cupboard, dado rail, part tiled walls and an oak glazed door through to conservatory.

### Additional kitchen/dining room photo



### Conservatory 9'6" x 8'10" (2.90 x 2.69)



Having a tiled floor, radiator and French doors leading out to the garden.

### Landing

Loft hatch with pull down ladder and doors leading through to the bedrooms and bathroom.

### Bedroom One 11'8" x 9'4" (3.55 x 2.85)



Having two windows to the front, built in cupboard, radiator, airing cupboard off with Ideal gas boiler.

### Additional bedroom one photo.



### Bedroom Two 5'11" x 9'4" (1.81 x 2.85)



Having a window to the rear and a built in cupboard

### Bathroom

Having a window to the rear and fitted with a 3 piece suite comprising bath with mixer tap and shower head over, electric shower over the bath, W/C and wash hand basin. With vinyl flooring, part tiled walls, spot lighting and extractor fan.

### Front Garden



Providing parking space and paved and gravelled area for easy maintenance.

### Rear Garden



Having a paved patio area ideal for outside dining, borders planted with shrubs for ease of maintenance, a shed and an outside tap all enclosed by fencing and a rear gate giving access for wheelie bins to be taken to the front of the property.

### Tenure

We understand the property leasehold, although purchasers must make their own enquiries via their solicitor.

### Shared Ownership

We are selling a 50% share in this property on a leasehold basis with the remaining 50% owned by Bromford Housing Group. A monthly rental fee of £190.39 is payable to Bromford Housing group for the 50% share. The buyer has the opportunity to increase their share to the full 100% at which point the property would then become a freehold property.

### Hours of Business

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### **To Make an Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### **Money Laundering Regulations**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town & Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

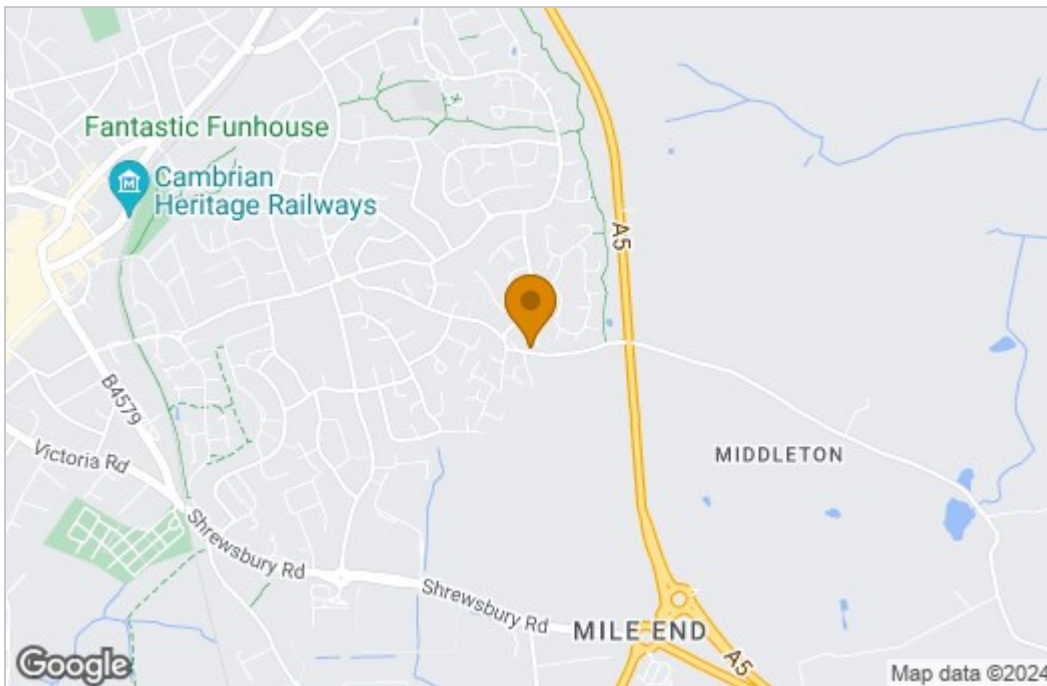
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

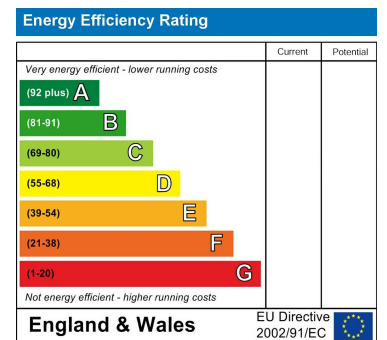
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk