

# Town & Country

Estate & Letting Agents



**17 Albert Mews, Oswestry, SY11 1LP**

**£134,950**

WITH NO CHAIN!! Calling all investors looking for buy to let property. Town and Country are pleased to bring to the market this two-bedroom mid mews property situated in Oswestry town, benefitting from double glazing and gas central heating. Having a lounge, kitchen/dining room, two bedrooms and a bathroom. To the exterior the property provides off road parking for two vehicles and an enclosed rear garden with patio and seating area. Situated in a convenient town location, the property is close to all local amenities.

### Directions

From our Willow Street office proceed out of town before turning right onto Castle Street and continue along and turn left onto Castle Fields. Follow the road where it becomes Albert Road, then turn left into Albert Mews where the property is located in the right-hand corner.

### Agent note

The property is currently tenanted and would make an ideal investment for buy to let landlords. The current tenant pays £550 per month however, we believe a current rental value of £725 - £750 per calendar month be achievable.

### Accommodation comprises

#### Hallway

Having a part tiled floor, part glazed door to the front, cloakroom, cupboard off, part glazed inner door, radiator, stairs off and a door which leads to the kitchen.

#### Kitchen/Dining room 8'0" x 14'1" (2.45m x 4.30m)



The kitchen is fitted with a range of base and wall units with work top over, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, part tiled walls, electric oven, gas hob, chimney extractor fan with a stainless-steel splashback, wood floor, radiator, integrated fridge/freezer, a downstairs cupboard and a door which leads to the lounge.

### Additional photo



#### Lounge 11'3" x 10'9" (3.45m x 3.28m)



Having a window to the rear, French door to the rear letting in lots of light, radiator and an electric fireplace.

### Additional photo



#### Landing

Having a loft hatch, doors leading to the bedrooms and bathroom and an airing cupboard off with storage.

### Bedroom one 11'4" x 7'9" (3.46m x 2.38m)



Having a window to the rear, radiator and over bed storage.

### Bedroom two 7'9" x 11'4" (2.38m x 3.47m)



Having two windows to the front, radiator, built in wardrobe and over bed storage.

### Bathroom



The bathroom has a p shaped bath with a glass screen and a mains shower with two shower heads, part tiled walls, W/C, wash hand basin on a vanity unit with a mixer tap, heated towel rail, vinyl flooring, extractor fan and a vanity unit with a mirror.

### To the front

The front garden is gravelled and is enclosed by fencing. There are two allocated parking spaces.

### To the rear

The rear garden is enclosed by fence panelling and provides a patio area with shrubbed borders and additional gravelled seating area.

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Town and Country Services**

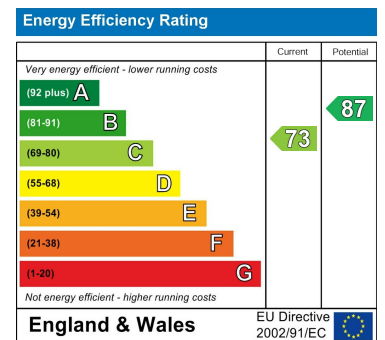
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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.

## 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