

Town & Country

Estate & Letting Agents



16 Elgar Close, Oswestry, SY11 2LZ

Offers In The Region Of £265,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this large, four bedroom family home to the market. When we say it is deceptively spacious we really mean it as this property offers lots of accommodation with large rooms along with a large rear garden and superb elevated views across the town. The only way to appreciate the size is to book a viewing. All amenities are close at hand including schools, shops and good road links.

Directions



From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around and turn left at the junction onto Beatrice Street. Stay in the right hand lane and follow the one way system back into the town along Oswald Road. At the traffic lights turn left onto Leg Street and go straight ahead at the mini roundabout onto Salop Road. Turn left onto Middleton Road and proceed along taking the fourth turning on the left onto Monkmoor Road, then take the second left onto Walford Road and then first right onto Elgar Close where the property will be found on the right hand side.

Accommodation Comprises

Hallway



Having a part glazed door to the front with glazed side panels, wood flooring, a door to the utility, a window to the side and an archway leading into the kitchen.

Utility 9'7" x 8'1" (2.93 x 2.46)



Fitted with base and wall units with work surfaces over, window and door to the side, loft hatch, one and a half bowl sink with a mixer tap over, space and plumbing for appliances and vinyl flooring.

Kitchen/ Dining Room 21'4" x 18'1" (6.51 x 5.50)



The impressive kitchen/ dining room is a great place to entertain and cook. The kitchen area is fitted with a good range of gloss cream base and wall units with granite worktops over and matching upstands, inset one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, eye level Hotpoint double electric oven, island unit with a five ring gas hob and a breakfast bar, space for an American style fridge/ freezer with units around, laminate flooring, spotlighting, windows to the front and side, radiator and a door to the conservatory. A door also leads to the inner hall.

Additional Photo



Additional Photo.



Conservatory 22'0" x 7'3" (6.70 x 2.22)



Having a tiled floor and a radiator.

Inner Hallway

With a radiator and doors to the bathroom, bedroom and leading to the lounge.

Family Bathroom



Having a corner bath and separate shower cubicle with a Triton electric shower and two shower heads, heated towel rail, wash hand basin with a mixer tap over, low level w.c., vinyl flooring and an extractor fan.

Bedroom One 10'11" x 10'7" (3.33 x 3.22)



Having a window to the rear with great views, radiator and a built in wardrobe.

Lounge 21'7" x 14'8" (6.58 x 4.46)



A very spacious lounge having a coved ceiling, wall lighting, radiator, a window to the rear with great views and French doors opening to the rear onto a balcony with superb views over the town. Stairs

lead down from the lounge to the ground floor accommodation.

Additional Photo..



Views From The Lounge



Ground Floor

With a radiator, under stair cupboard and doors leading to the bedrooms.

Bedroom Two 14'6" x 10'8" max (4.42 x 3.25 max)



The L shaped bedroom has a radiator and a window to the rear with great views over the town.

Bedroom Three 10'8" x 8'4" (3.24 x 2.55)



Having a radiator and a window to the rear with great views.

Dressing Room To Bedroom Four

The passage from the lower hallway leads into the dressing area of bedroom four. The dressing area provides great storage and dressing space and doors lead into the bedroom and en suite.

Bedroom Four 14'8" x 10'6" (4.47 x 3.20)



The fourth bedroom has a radiator, window to the rear and a glazed door leading to a patio area with Pergola over. A lovely place to sit and relax.

Additional Photo...



Patio off Bedroom



Rear Gardens



The rear gardens are another great feature of this property and have a wrap around balcony from the lounge overlooking the garden.

En Suite



Having a double shower cubicle with mains shower and two shower heads, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, part tiled walls and an extractor fan.

Outside

The property is approached from the cul de sac over a driveway providing parking for several cars. There is gated access at the side along with gravelled and shrubbed flower beds. A pathway leads down to the front door.

Decking Area



Steps lead down to a further area which is decked and ideal for eating out and entertaining. There is a covered area ideal for a hot tub along with a purpose built bar.

Additional Photo....



Garden & Summerhouse



Further steps lead down to the lower garden which has a large lawned area and wild flower garden. At the far end of the garden there is a lovely summerhouse with decked patio to the front. the garden is fully enclosed making it safe for children and pets.

Storage & Second Utility

At the side of the house there is a storage room along with a second utility room fitted with a sink unit with a mixer tap over and a radiator.

Views To The Rear



The property enjoys far reaching views from the rear over the town of Oswestry and the rolling countryside beyond.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town And Country

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, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

Tenure/ Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The property is in council tax band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

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.

Hours Of Business

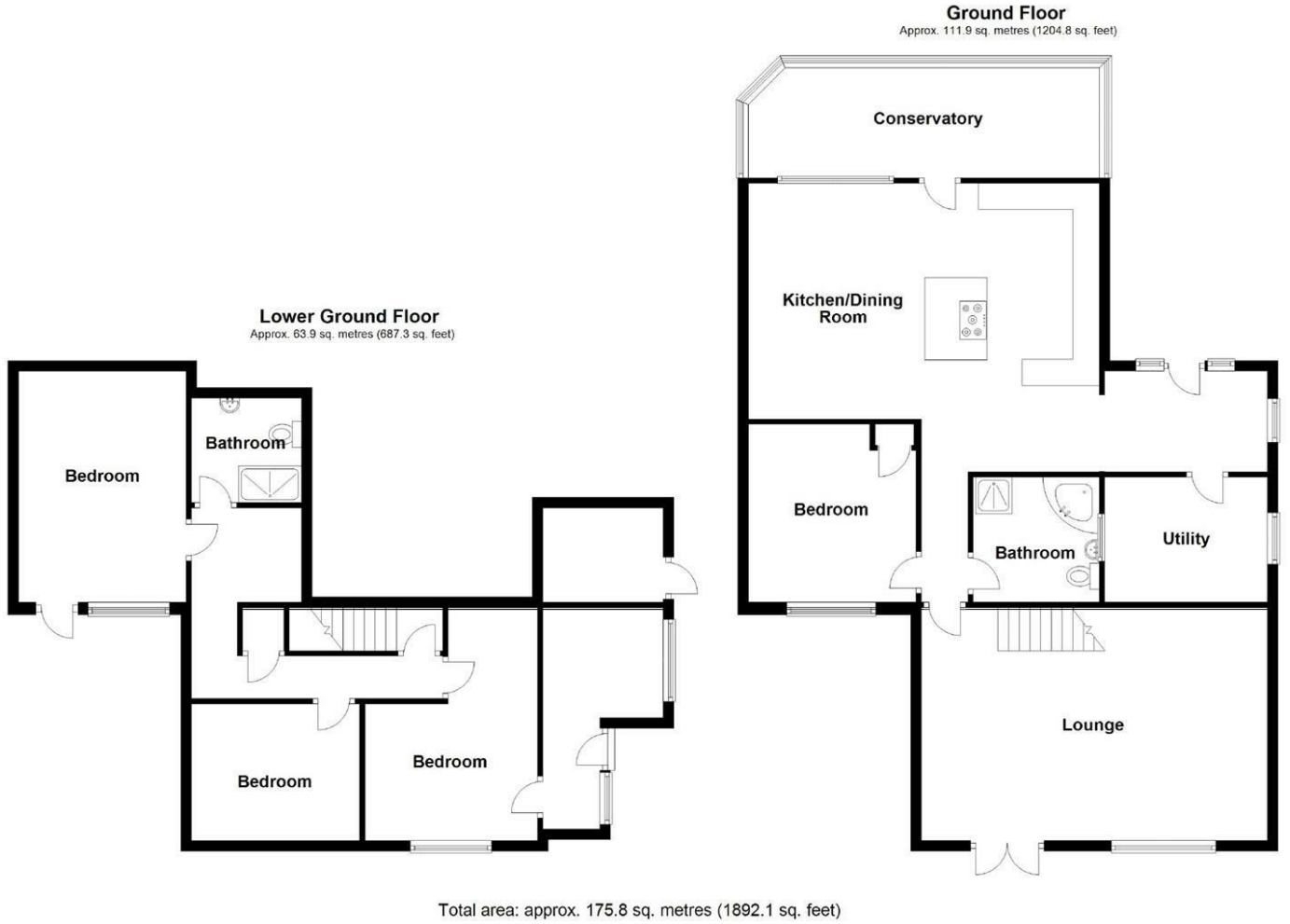
Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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