

# Town & Country

Estate & Letting Agents



**11 Maplehurst Drive, Oswestry, SY11 1JQ**

**Offers In The Region Of £192,075**

WITH NO CHAIN!! Town and Country Oswestry offer this detached two bedroom bungalow set on the outskirts of Oswestry town. The property has double glazing, gas central heating, garage, driveway and enclosed rear gardens. The accommodation comprises a hallway, kitchen, lounge/ dining room, two bedrooms and a wet room. Oswestry has all amenities including shops, public transport and good road links.

### Directions

From our Oswestry office follow the road up Willow Street and turn right onto Castle Street. Follow Castle Street along onto the one way system. Continue onto Gobowen Road and turn right onto Whittington Road. Follow the road along taking the right turning into Maplehurst Avenue just before the Ford garage. The property will be found on the left hand side.

### Hall

Having a part glazed door to the side, loft hatch, radiator and doors through to the Kitchen and Lounge.

### Kitchen 7'10" x 7'1" (2.40m x 2.16m )



The Kitchen comprises of base and wall units with worktops over, display cabinet, stainless steel single bowl sink, Having vinyl flooring, partly tiled walls, cooker space, space for a fridge/freezer, Worcester gas boiler and a window to the rear. Pantry off with shelving.

### Lounge 13'0" x 16'4" (3.98m x 4.98m)



Featuring a gas fire on a marble heath with a wood surround, dado rail, patio doors through to the rear garden, TV point and radiator. A door leads through to the inner hall.

### Inner Hall

Having doors to the bedrooms and the Wet Room.

### Bedroom One 9'6" x 10'8" (2.92m x 3.27m )



A double bedroom with bow window to the front and radiator.

### Bedroom Two 9'2" x 7'8" (2.8m x 2.36m )



Having a window to the front and radiator.

### Bathroom



The wet room has a W/C, wash hand basin, shower area with Mira electric shower. Having part tied walls, sealed floor, window to the side, radiator and extractor fan.

### Garage

Single detached garage with up and over door.

### Front Garden

To the front there is a lawned garden with a driveway at the side for several cars leading to the garage.

### Rear Garden



The enclosed rear garden has a patio, lawned and shrubbed gardens with gated side access and fence panelling to the boundaries.

### 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.

### 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.

### To Book a Viewing

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

### 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 B.

### 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.

### Services

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

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### Additional Information

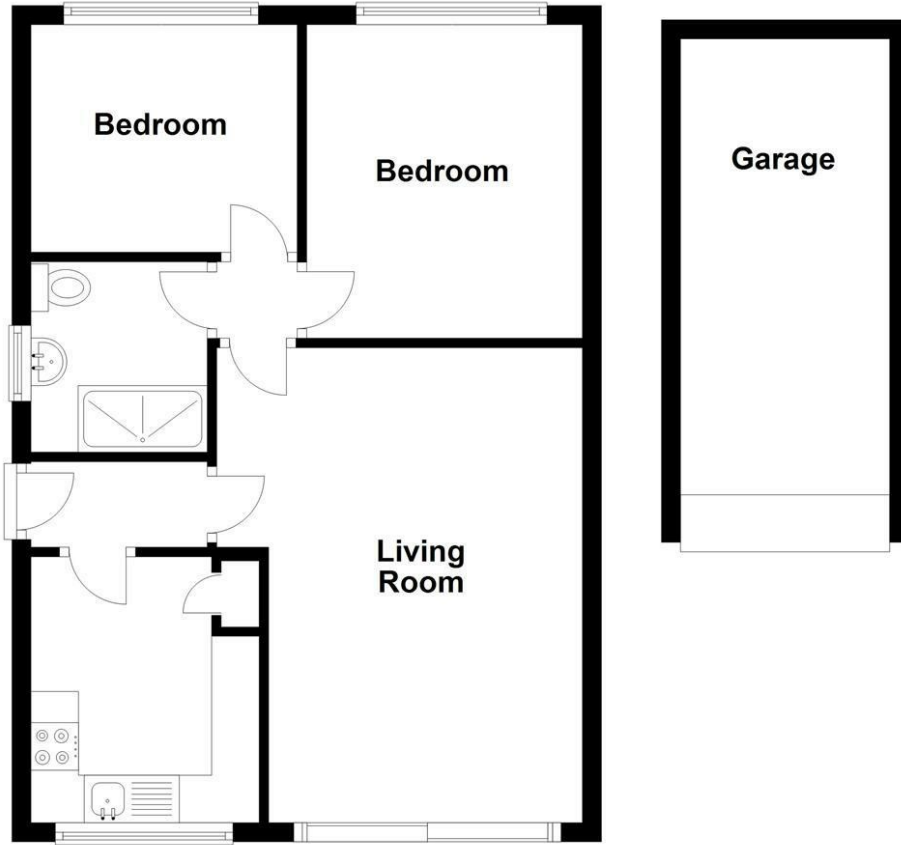
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

## Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)

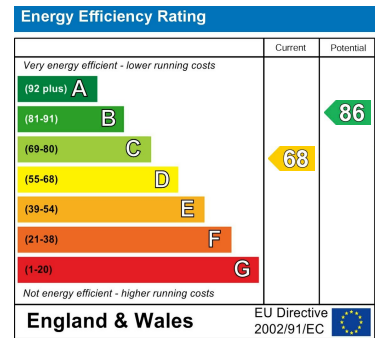


Total area: approx. 60.2 sq. metres (648.3 sq. feet)

# Area Map



# Energy Efficiency Graph



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