

Town & Country

Estate & Letting Agents



81 Llwyn Road, Oswestry, SY11 1EW

Auction Guide £80,000

GUIDE PRICE £80,000 - £90,000 CASH BUYERS ONLY! TO BE SOLD VIA PUBLIC ONLINE AUCTION ON THE 14TH DECEMBER. Town and Country Oswestry offer this spacious semi-detached property positioned on the outskirts of Oswestry. The accommodation is currently a 2 bedroom but was formally 3 and could easily be transformed back. The property requires extensive renovation. A full survey is available from our office and can be emailed on request. The property offers the opportunity to create a lovely family home with a good sized garden and good sized rooms. Oswestry offers all amenities with good road links connecting it to larger towns and cities. UNCONDITIONAL LOT - Buyers Premium Applies, the purchaser shall pay a 5% deposit and a 5% + VAT (subject to a minimum of £5,000 + VAT) buyers premium and contracts are exchanged.

Directions



From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Take the first turning on the left onto Oak Street and then a right onto York Street. Follow York Street along and into Liverpool Road. Follow this to the mini roundabout and turn left onto Llwyn Road. The property will be found on the left hand side.

Accommodation Comprises

Hallway

Having a staircase leading to the first floor, tiled flooring, a door to the front, understairs cupboard, telephone point and doors leading to the lounge and the kitchen.

Lounge 17'8" x 10'8" (5.39m x 3.27m)



The good sized lounge has a window to the front, radiator, wood flooring, brick built fireplace with a gas fire inset and an archway leading through to the dining room.

Dining Room 9'11" x 9'10" (3.03m x 3.02m)



Having patio doors opening onto the rear garden, radiator and tiled flooring.

Kitchen 11'6" x 11'0" (3.53m x 3.36m)



The spacious kitchen has a range of base and wall units with work surfaces over, a window to the rear and the side, a part glazed door to the rear, part tiled walls, tiled flooring, radiator, cooker point, wall mounted gas boiler, breakfast bar, sink unit and a sink unit.

First Floor Landing

The first floor landing has a window to the front, radiator, loft hatch, airing cupboard with hot water tank, large walk in store cupboard and doors leading to the bedrooms and the bathroom.

Bedroom One 10'4" x 10'8" (3.16m x 3.27m)



Having a window to the rear.

Bedroom Two 10'9" x 6'10" (3.30m x 2.09m)



Having a window to the front.

Family Bathroom 11'7" x 7'4" (3.54m x 2.24m)



The large family bathroom originally formed part of the third bedroom and it would be easy to make the bathroom its original size to create a third bedroom again. There is a window to the side and the rear, paneled bath, low level w.c., wash hand basin, part tiled walls and vinyl flooring.

To The Front

To the front the property has a stone wall boundary

with steps leading to the front door and pathway leading along the side of the property. There is a lawned garden with shrubs.

Rear Gardens



The good sized rear garden has a patio area, brick built outhouse, shed, large lawned gardens and fence paneling and hedging to the boundaries.

Additional Photo



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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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 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.

Services

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

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.

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.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

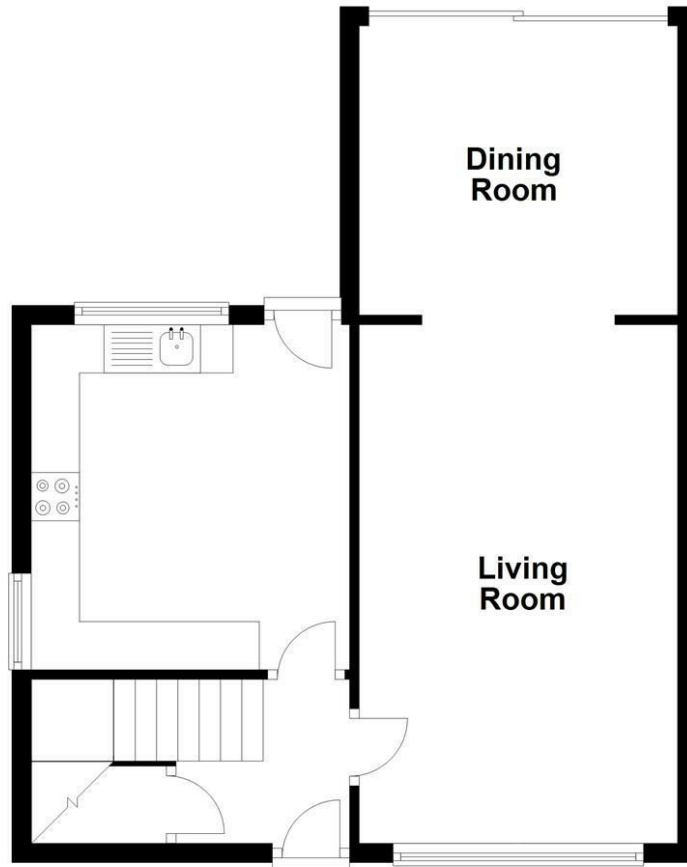
Guide Price and Reserve Price

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price.

The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Floor Plan



Ground Floor

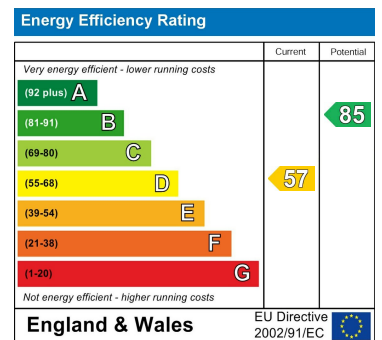
Approx. 46.4 sq. metres (499.6 sq. feet)

Total area: approx. 82.6 sq. metres (889.0 sq. feet)

Area Map



Energy Efficiency Graph



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