

Town & Country

Estate & Letting Agents



1 Barber Close, Oswestry, SY11 2UE

Offers In The Region Of £295,000

Town and Country Oswestry are delighted to present to the market this well presented, recently updated THREE BEDROOM END OF MEWS THREE STOREY TOWNHOUSE. Benefitting from a newly fitted kitchen, new carpets, full redecoration, newly fitted utility, gas fired central heating and UPVC double glazing throughout. The property is located within easy reach of the town centre and has all local amenities close at hand, whilst being close to all major road networks connecting Chester, Shrewsbury and the Midlands. Early viewing is recommended to appreciate this property.

Directions

From our office in Oswestry proceed up Willow Street turning right onto Castle Street turning left at the junction onto Beatrice Street. Follow the one way system back into the town centre up Oswald Road and then left onto Salop Road. At the crossroads turn left onto Middleton Road, continue along turning right onto Prince Charles Road, then turn left onto Middleton Road again where Heritage Park is found at the bottom of the road. The property will be observed on the right hand side set back from the road.

Hallway

With a door to the front, telephone point, wooden flooring, radiator and doors leading to bedroom four/study, cloakroom and the kitchen. Stairs lead off to the first floor accommodation.

Downstairs W/C

With W/C, wash hand basin, laminate flooring, extractor fan and a radiator.

Kitchen/ Dining Room 16'11" x 12'5" (5.16m x 3.80m)



With recently fitted good quality base and wall units in grey gloss style, with contrasting worktops over, one and a half bowl sink unit with a mixer tap over, integrated double oven with Neff gas hob and modern extractor hood over and integrated Neff dishwasher, part tiled walls, tiled flooring, spotlighting, under unit and top unit feature lighting. Understairs cupboard off. Leading onto the dining area with continuation of the tiled flooring, radiator and French doors leading out to the rear garden. A door leads to the utility.

Additional Photograph



Dining Room



Utility Room 5'0" x 7'11" (1.54m x 2.43m)



With recently installed base and wall units with worktops over to match the kitchen, wall mounted gas fired Worcester boiler, sink unit with a mixer tap, tiled flooring, part glazed door to the rear, space and plumbing for washing machine and tumble drier, extractor fan and a radiator.

Bedroom Four/Study 7'10" x 10'0" (2.41m x 3.05m)



A very versatile space with a window to the front, telephone point, USB point and a radiator.

First Floor Landing

With doors leading to bedroom three, lounge and the family bathroom. Stairs lead off to the second floor.

Lounge 15'7" x 14'6" (4.75m x 4.43m)



A bright, spacious room with a window and French doors to the rear with Juliette balcony overlooking the garden, electric focal fireplace, television point and a radiator.

Additional Photograph



Balcony



Bedroom Three 8'7" x 10'10" (2.63m x 3.31m)



With a window to the front, built in wardrobe with sliding doors, USB points and radiator.

Family Bathroom



With three piece suite in white comprising a panelled bath with a mixer tap and shower attachment, wash hand basin with mixer tap and W/C, window to the front, part tiled walls, new vinyl flooring, glass folding screen, shaver point and a radiator.

Second Floor Landing

With loft hatch access, linen cupboard off and doors to bedroom two and the master bedroom.

Master Bedroom 9'10" x 15'7" (3.01m x 4.75m)



A large double bedroom with a window to the rear, mirror fronted built in wardrobe and a radiator. A door leads through to the ensuite.

Additional Photograph



En Suite



With three piece suite comprising a walk in shower cubicle with mains shower, wash hand basin on a vanity unit with a mixer tap and W/C, shaver point, tiled flooring, heated towel rail, extractor fan and storage cupboard off.

Bedroom Two 10'7" x 15'6" (3.23m x 4.74m)



Another superb double bedroom with a window to the front with views, built in wardrobe with sliding doors and a radiator.

Front Garden



With pathway leading up to front door and lawned area.

Rear Garden



With private patio area off the dining room, lawned and shrubbed gardens all enclosed by fencing with a door giving access to the garage and further driveway parking for three vehicles. There is also a decked area at the side ideal for dining and entertaining.

Additional Photograph



Rear Elevation



Garage

With an up and over door, electric access, side personal door leading into the garden and eaves storage.

Views To The Front



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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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.

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 C.

No maintenance charge.

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.

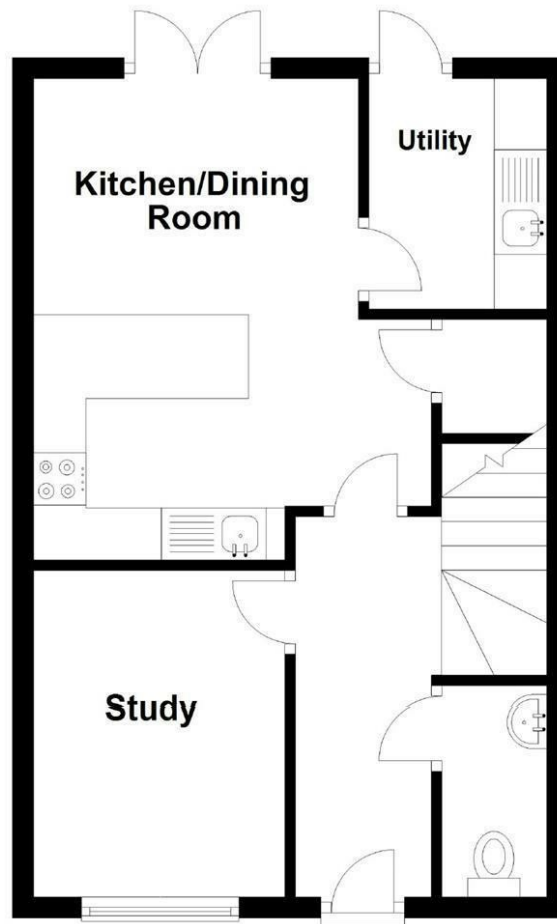
Additional Information

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.

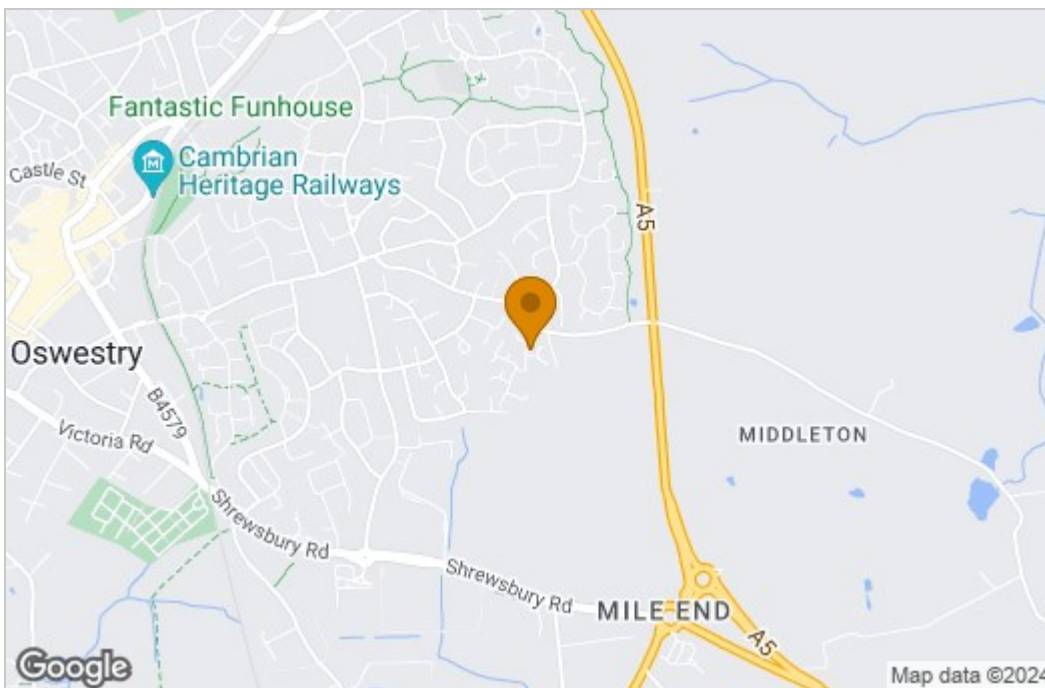
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

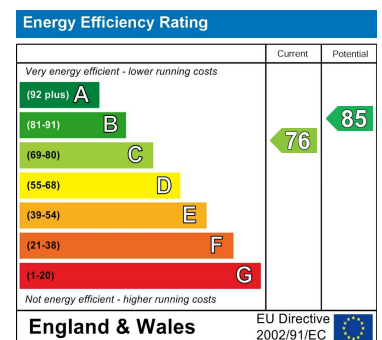


Ground Floor

Area Map



Energy Efficiency Graph



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