

# Town & Country

Estate & Letting Agents



**Delamere Lower Minster, Oswestry, SY11 1SE**

**Offers In The Region Of £250,000**

Town and Country Oswestry offer this spacious, detached bungalow set in a sought after area on the outskirts of Oswestry town. The property has three bedrooms, good sized living areas, modern kitchen, single garage, driveway parking and a good sized rear garden. The property is also double glazed and has gas fired central heating. Oswestry town centre is within walking distance and offers shops, school and good rad links to larger towns and cities.

### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right onto Brynhafod road and then first left onto Jennings Road. Follow the road up and turn right onto Lower Minster where the property will be found on the left hand side identified by our for sale board.

### Accommodation Comprises

#### Porch

The porch has a part glazed door to the front, a part glazed door to the rear leading out to the garden, tiled flooring and a part glazed door with side panel leading into the house.

#### Hallway

The hallway has a cloaks cupboard with storage, radiator, loft access and doors leading to all the rooms.

#### Snug 9'0" x 5'11" (2.76m x 1.82m)

Having a window to the side, radiator, coved ceiling and a glazed door to the hall. The snug opens out onto the living room.

#### Living Room 19'8" x 10'6" (6.00m x 3.22m)



A good sized, bright room having a window to the front and the side, coved ceiling, tiled fireplace and two radiators.

#### Additional Photo



#### Dining Room 11'0" x 9'0" (3.36m x 2.76m)



The dining room has a window to the side, radiator and a door leading through to the kitchen.

#### Kitchen 9'0" x 6'4" (2.75m x 1.94m)



The modern fitted kitchen has a range of base and wall units with work surfaces over, a window to the front and the side, stainless steel sink, electric oven, ceramic hob, extractor fan, part tiled walls and a door leading through to the utility.

#### Utility Room 7'10" x 5'9" (2.39m x 1.76m)

Having a window to the side, part glazed door leading to the garden, Gloworm gas fired boiler, tiled flooring and space and plumbing for appliances.

## Family Bathroom



The bathroom is fitted with a panelled bath, low level w.c., wash hand basin, part tiled walls, tiled flooring, radiator, wall heater, electric Triton shower over the bath and a window to the side.

## Bedroom Three 7'8" x 6'5" (2.34m x 1.96m)

Having a window to the side and a radiator.

## Bedroom Two 9'9" x 8'9" (2.98m x 2.68m)



Having a radiator, coved ceiling and a window to the rear overlooking the garden.

## Bedroom One 12'6" x 9'0" (3.82m x 2.75m)



Having a window to the rear overlooking the garden, radiator, coved ceiling, fitted wardrobes and overbed fitment and a built in double wardrobe.

## Garage 16'2" x 8'5" (4.95m x 2.58m)

The single garage has an up and over door, power and lighting and a window to the rear.

## Front Gardens

To the front of the property there are well stocked flower beds and shrubbed gardens. The driveway leads up to the property and garage providing parking for two - three cars.

## Rear Gardens



The rear garden is another great feature of this property having a good sized patio with steps leading up to the good sized lawned and shrubbed gardens with various mature plants and bushes. There is also a shed and greenhouse with fence boundaries and hedging. A gate at the side gives access to the front of the property.

## Additional Photo



## 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 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 D.

### **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

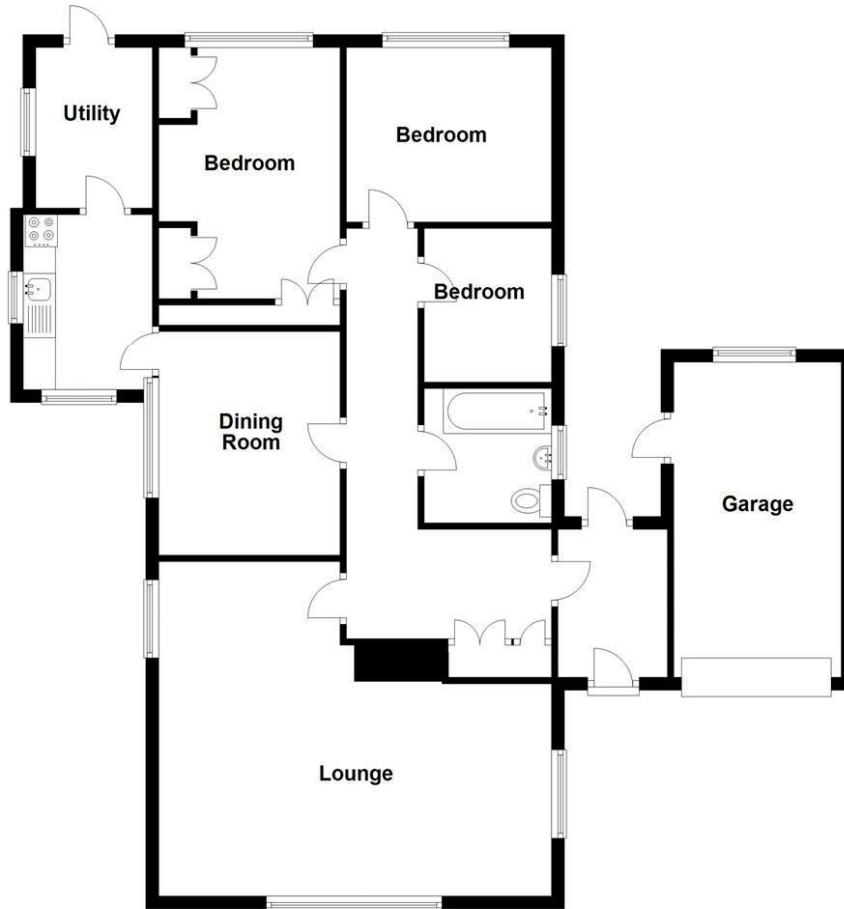
### **Additional Information**

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.

# Floor Plan

**Ground Floor**  
Approx. 108.5 sq. metres (1167.9 sq. feet)

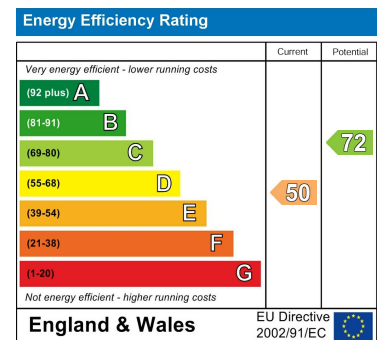


Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

# 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