

Town & Country

Estate & Letting Agents



20 Croeswylan Lane, Oswestry, SY10 9PN

Offers In The Region Of £280,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious detached family home to the market that is located in a well regarded part of Oswestry town. The property offers bright living accommodation with three bedrooms, lounge, dining room, kitchen, family bathroom and a cloakroom.

Externally there are gardens to the front and the rear along with a long driveway and single garage. Oswestry town centre is within walking distance with schools, shops and all every day amenities. A great opportunity to purchase a home with great potential and great location.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Welsh Walls. Follow the road around to the T junction and turn right towards the traffic lights. At the lights turn right onto Morda Road. Follow the road along before turning right onto Croeswylan Lane where the property will be found on the right hand side after a short distance.

Porch

Having quarry tiled flooring and a glazed door to the front with glazed side panels. A part glazed door with side panels leads into the property.

Hallway



The hallway has stairs leading to the first floor, radiator and doors leading to the kitchen and the lounge.

Lounge 13'7" x 10'9" (4.15m x 3.29m)



The bright, good sized lounge has a window to the front, radiator, alcove cupboards and fitted shelving. Fireplace with electric log burner style stove, marble heath and wooden surround. Double doors lead through to the dining room.

Dining Room 10'9" x 8'7" (3.30m x 2.63m)



The dining room has a double glazed door to leading to the conservatory, window to rear, radiator and a door through to the kitchen.

Conservatory 8'7" x 6'7" (2.62m x 2.01m)



The conservatory has a dwarf wall, vinyl flooring and a door leading out to the rear garden.

Kitchen 9'10" x 6'10" (3.00m x 2.10m)



The kitchen is fitted with a good range of base and

wall units with contrasting work surfaces over, stainless steel double sink with a mixer tap over, a window to the rear, part tiled walls, vinyl flooring and space for a fridge and appliances. A door leads through to the utility.

Utility 9'11" x 7'3" (3.03m x 2.22m)



The utility has a window to the rear, part glazed door to the side, fitted wall units and larder unit with work surfaces over, space for appliances, part tiled walls and vinyl flooring.

Cloakroom

Fitted with a low level w.c., wash hand basin, wall heater, vinyl flooring and an extractor fan.

First Floor Landing

The first floor has doors leading to the bedrooms and the shower room, a window to the side and loft hatch with pull down ladder.

Bedroom One 12'9" x 10'9" (3.91m x 3.30m)



A good sized double bedroom having a radiator and a window to the rear overlooking the garden and views beyond.

Bedroom Two 9'7" x 9'6" (2.94m x 2.90m)



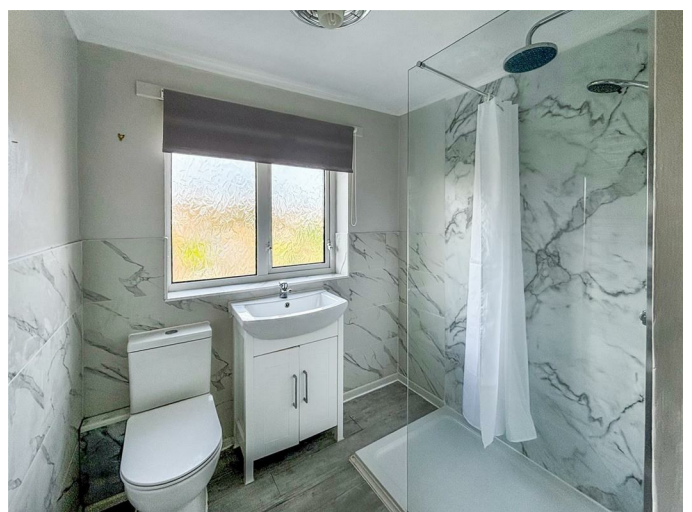
Another double bedroom having a radiator and a window to the front.

Bedroom Three 7'7" x 6'6" (2.32m x 2.00m)



The third bedroom has a window to the front, built in wardrobe and a radiator.

Family Shower Room



The modern recently refitted shower room has a walk in shower with mains powered shower with

two shower heads, a wash hand basin on a modern vanity unit with mixer taps over, low level w.c., heated towel rail, shaver point, wood flooring, part tiled walls and a linen cupboard off with shelving.

To The Outside



The property is accessed from Croeswylan Lane. The front garden is lawned and shrubbed with a patio area to the front of the property. A gate at the side of the house gives access to the rear garden.

Driveway and Garage



The long driveway provides parking for several cars and leads up to the house and garage. The garage has an up and over door, power and lighting along with the gas fired boiler.

Rear Gardens



The rear gardens are another great feature of the property having a patio area and good sized lawned and shrubbed gardens beyond. There is a greenhouse and newly installed fencing to the side.

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

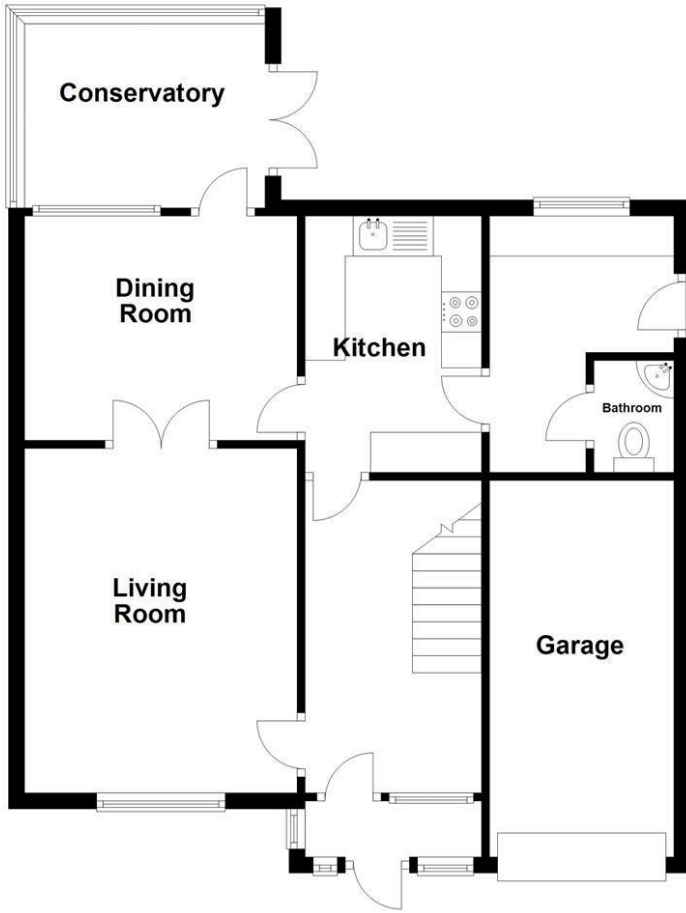
Additional Information

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.

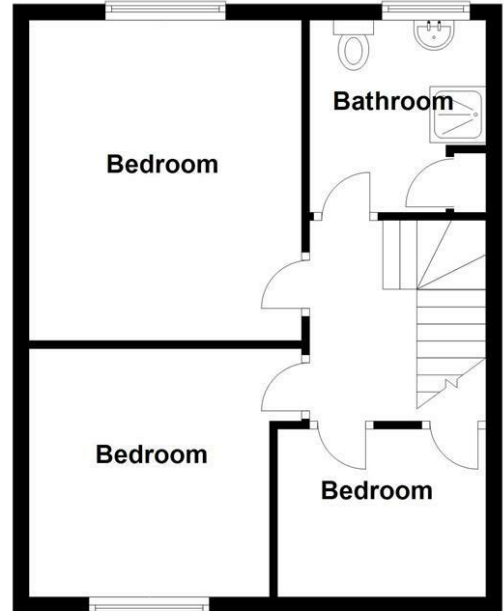
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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. 69.2 sq. metres (744.9 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.1 sq. feet)

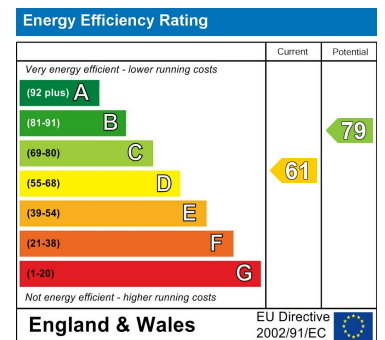


Total area: approx. 110.6 sq. metres (1189.9 sq. feet)

Area Map



Energy Efficiency Graph



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