

# Town & Country

Estate & Letting Agents



**16 Longueville Drive, Oswestry, SY11 2YN**

**Offers In The Region Of £308,500**

Town and Country Oswestry offer this truly immaculate extended four bedroom detached family home set in an established residential area on the outskirts of Oswestry town. The property has four bedrooms along with en suite facilities. To the ground floor there is a good sized lounge and a stunning recently remodelled kitchen/ dining room running along the whole rear of the property. There is driveway parking along with well maintained front and rear gardens. Oswestry town centre is just a short drive away and offers all day to day amenities along with good road links to larger towns and cities.



## DIRECTIONS

From our Willow Street office proceed out of town following the one way system back into the town. Turn left down Salop road and then turn left into Middleton road. Continue along where the road becomes Cabin Lane. Turn right into Aston Way and follow the road turning left into Longueville Drive. The property will be seen on the right hand side identified by our for sale board.

## HALLWAY

The hallway has a part glazed door to the front, stairs leading to the first floor, radiator and doors leading to the cloakroom and the lounge.

## CLOAKROOM

The cloakroom is fitted with a low level w.c. , wash hand basin, part tiled walls and has a window to the front.

## LOUNGE 13'4" x 13'3" (4.07m x 4.06m)



The good sized, bright lounge has a feature fireplace with wooden surround and an inset gas fire with a marble inset and hearth, a bow window to the front, radiator, wood effect flooring, covered ceiling, wall lighting, under stairs cupboard and a door leading through to the kitchen.

## ADDITIONAL PHOTO



## KITCHEN/DINING ROOM 10'3" x 25'3" (3.14m x 7.71m)



The impressive, recently fitted kitchen provides a great place to cook and entertain. Having an extensive range of grey shaker style base and wall units with contrasting granite work surfaces over offering lots of storage and soft close draws and doors. There is an integrated dishwasher, inset sink with a mixer tap over, five ring gas hob with a modern chimney style extractor fan over, integrated fridge/ freezer, eye level Hotpoint double electric oven and large pan drawers. There is a part glazed door to the side, tile effect laminate flooring in a light tone and a door leading through to the garage. The dining area has a contemporary vertical radiator, spotlighting, coved ceiling and French doors leading out to the rear garden. A great family space ideal for busy families.

## ADDITIONAL PHOTO



### ADDITIONAL PHOTO



### ADDITIONAL PHOTO



### FIRST FLOOR LANDING



The landing has a double airing cupboard and doors leading to the bedrooms and the family bathroom.

### BEDROOM ONE 16'11" x 7'10" (5.18m x 2.39m)



A good sized double bedroom having a window to the front, loft hatch, radiator and spotlighting. A door leads through to the en-suite shower room.

### ADDITIONAL PHOTO



### ENSUITE 6'3" x 7'9" (1.91m x 2.38m)



The en suite is fitted with a shower cubicle with a mains powered shower and two shower heads, wash hand basin and low level w.c., part tiled walls, vertical contemporary radiator, vinyl flooring, a window to the rear, shaver point, extractor fan and spotlighting.



**BEDROOM TWO 12'0" x 9'4" (3.66m x 2.87m)**



The second generous double bedroom has a range of fitted wardrobes and a dressing table, radiator, telephone point and a window to the rear overlooking the garden.

**BEDROOM THREE 11'10" x 8'8" (3.63m x 2.65m)**



The third double bedroom has a window to the front and a radiator.

**BEDROOM FOUR 6'8" x 7'5" (2.05m x 2.28m)**

The fourth bedroom has a radiator and a window to the front.

**BATHROOM 5'6" x 6'7" (1.69m x 2.03m)**



The modern fitted bathroom has a low level w.c,

wash hand basin with a mixer tap over, panelled bath with an electric shower over and glass screen, tiled walls and flooring, radiator and a window to the rear.

**TO THE FRONT**

To the front of the property there are lawned and shrubbed gardens. A pattern imprinted concrete driveway provides parking for several vehicles and leads to the garage.

**GARAGE 17'4" x 8'8" (5.29 x 2.65m)**

The single integral garage has an up and over door, power and lighting and plumbing for a washing machine.

**REAR GARDENS**



The enclosed rear gardens have a patio area and decking running along the rear of the house with lawned and shrubbed gardens beyond, outside tap and a gate to the side.

**ADDITIONAL PHOTO**





### 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](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 C.

### 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

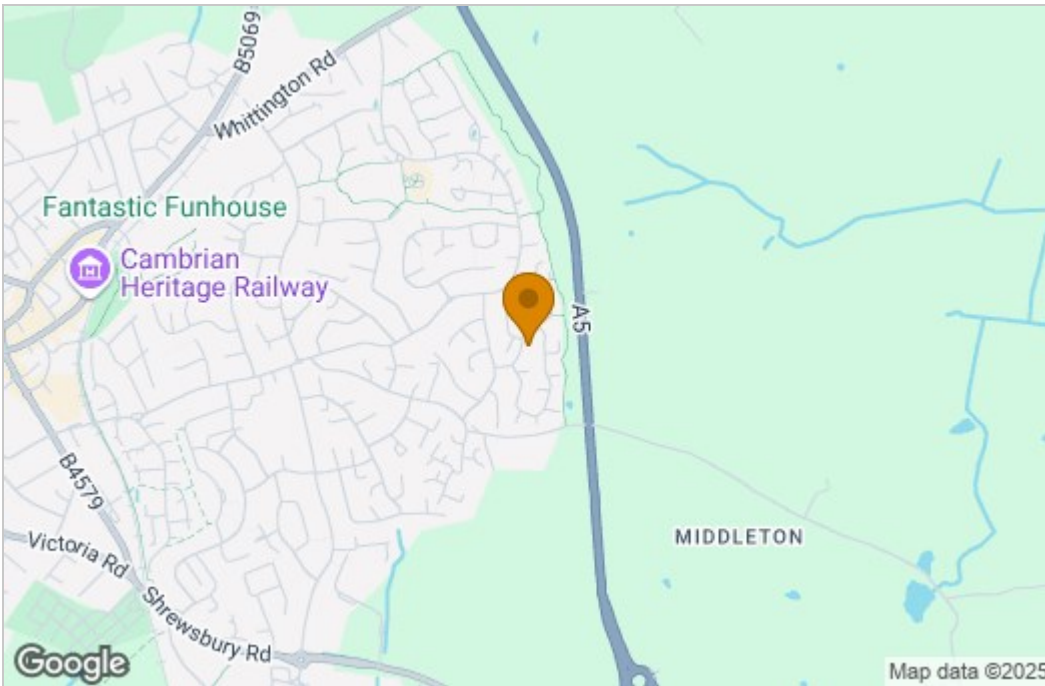
### Additional Information

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.

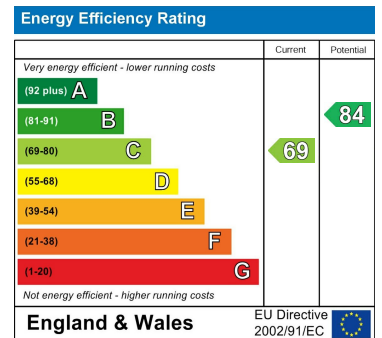
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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