

Town & Country

Estate & Letting Agents



38 Whitefriars, Oswestry, SY11 2LN

Offers In The Region Of £171,500

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this delightful spacious semi-detached bungalow situated on a generous plot to the market. The property has two bedrooms, a good sized lounge and kitchen/Diner, enclosed rear garden and a driveway and garage at the side. Located on the outskirts of Oswestry town, all local amenities are close at hand including shops, public transport and access to all major road and rail networks.

Directions

From our Oswestry office proceed out of town onto Salop road. Turn left onto Middleton Road and proceed along Pass over the first roundabout and straight over the second roundabout. Continue into Middleton Road which leads into Cabin Lane. Take the third turning left onto Whitefriars where the property will be found on the left hand side.

Accommodation Comprises:

Porch

With part glazed door to the front and a glazed door through to the hall.

Hall

The hallway has a radiator, access to the roof space via a loft hatch and an airing cupboard off with gas boiler and some room for storage.

Living Room 10'5" x 13'5" (3.18m x 4.10m)



A bright living room with a large window to the front bringing in lots of natural light, telephone and TV point, feature stone fireplace and a radiator.

Kitchen/Diner 15'9" x 11'9" (4.81 x 3.60m)



With newly fitted base and wall units in Grey with contrasting worktops, electric oven with extractor hood over, stainless steel sink and drainer unit with mixer tap over, vinyl flooring and space for appliances. With a window to the side and part glazed door to the side.

Dining Room



Continuation of the vinyl flooring, a window to the rear and a radiator.

Bedroom One 11'4" x 11'6" (3.47m x 3.53m)



This spacious double bedroom has a built in cupboard, a window to the rear overlooking the garden and a radiator.

Bedroom Two 8'1" x 8'10" (2.47m x 2.7m)



A second bedroom with a window to the front overlooking the front garden and a radiator.

Bathroom



The bathroom benefits from a three piece suite in cream comprising of W/C, wash hand basin and a panelled bath with shower screen and triton shower over with two shower heads, part tiled walls, tiled flooring, a window to the side, a radiator and an extractor fan.

Garage/ Car Port

This useful space provides plenty of room for the storage of garden equipment and has off road parking for two cars.

Front Garden

With a gravelled area, shrubs and a pathway leading to the front door. There is a driveway to the side with gates which lead to the rear of the property.

Rear Garden



The low maintenance rear garden is mainly gravelled with a large patio area, there are areas planted with shrubs and the garden is fully enclosed by fencing making it safe for children and pets.

Rear Garden Additional Photograph



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 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.

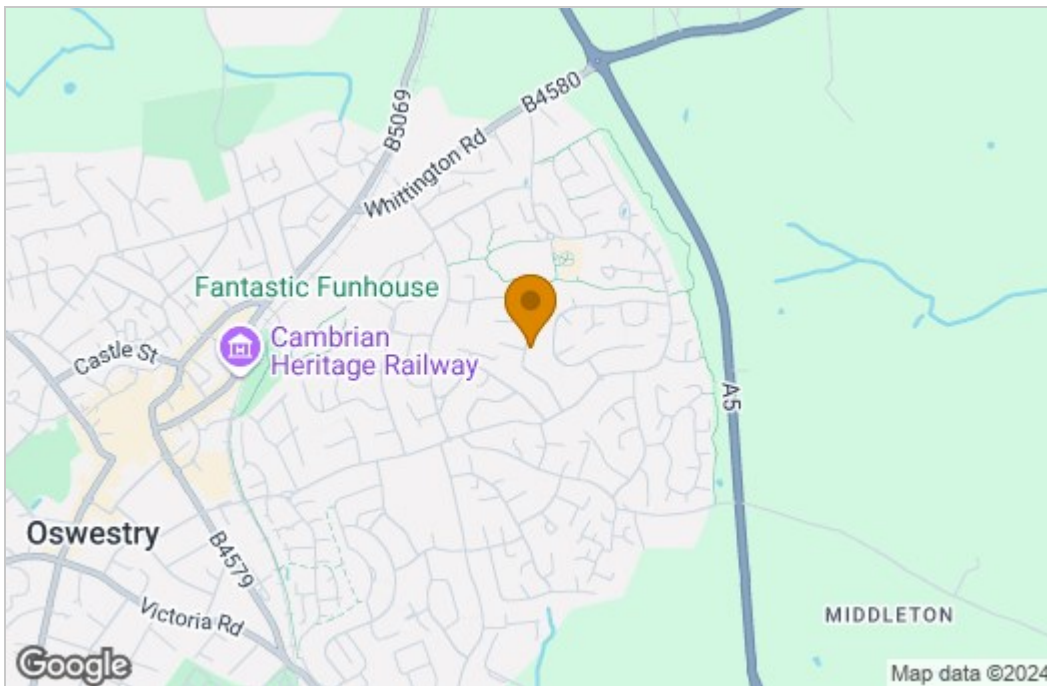
Additional Information

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.

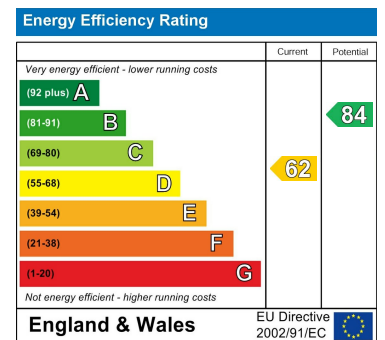
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Area Map



Energy Efficiency Graph



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