

Town & Country

Estate & Letting Agents



36 Cae Melin Avenue, Oswestry, SY11 2US

Offers In The Region Of £189,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained three bedroom semi detached family home to the market. The property has a hallway, cloakroom, kitchen, lounge/ dining room, three bedrooms and a family bathroom. There is a driveway to the side along with a single garage and an enclosed private rear garden. Located on the outskirts of the town, all amenities are close at hand whilst it is easy to get onto the road networks to commute to larger towns and cities.

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. Follow the road around and bear to the left onto Cae Melin Avenue. The property will be found on the right hand side identified by our for sale board.

ENTRANCE HALL

Having a radiator, door to the front, stairs leading to the first floor and doors leading to the cloakroom, lounge and the kitchen.

DOWNSTAIRS CLOAKROOM



The Cloakroom has a radiator, wash hand basin with a mixer tap over, low level w.c. and an extractor fan.

KITCHEN 8'5" x 8'2" (2.59m x 2.50m)



The kitchen is fitted with a range of beech coloured base and wall units with work surfaces over, stainless steel one and a half bowl sink with a mixer

tap over, plumbing for a washing machine, part tiled walls, Worcester gas fired boiler, vinyl flooring, electric oven, gas hob, chimney style extractor fan, radiator, space for a fridge/ freezer and a window to the front.

LOUNGE/DINING ROOM 15'5" x 14'7" (4.71m x 4.45m)



The lounge/ dining room has a window to the rear and a patio door leading out to the garden, under stairs cupboard, two radiators and a tv point.

ADDITIONAL PHOTO



LANDING

The landing has a loft hatch and an airing cupboard with shelving and a radiator. Doors lead off to the bedrooms and the bathroom.

BEDROOM ONE 12'11" x 8'3" (3.95m x 2.54m)



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

BEDROOM TWO 11'0" x 8'1" (3.36m x 2.48m)



The second double bedroom has a window to the rear and a radiator.

BEDROOM THREE 6'5" x 6'2" (1.96m x 1.90m)

The third bedroom has a window to the rear and a radiator.

FAMILY BATHROOM



The bathroom is fitted with a modern white suite comprising a panel bath with a mixer tap and shower head over, wash hand basin with a mixer tap over, low level w.c., radiator, a window to the front, part tiled walls and an extractor fan.

SINGLE GARAGE

There is a single garage to the side with driveway parking.

GARDENS



There are lawned gardens to the front with a pathway leading to the front door. There is also outside lighting. The pretty, private rear gardens have a patio area with lawned and shrubbed gardens beyond, a door to the garage and fence panelling to the boundaries.

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 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.

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.

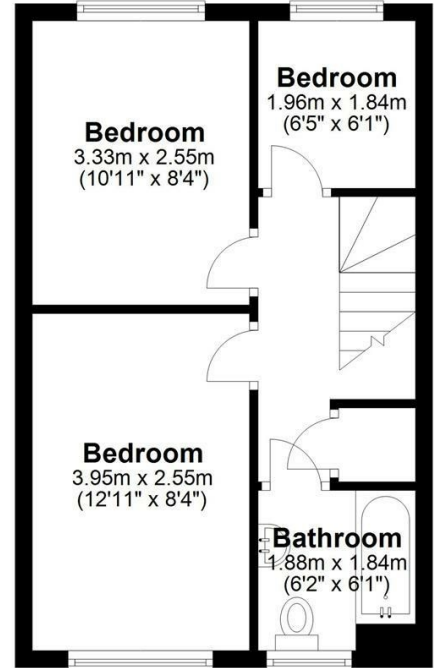
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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. 47.3 sq. metres (509.4 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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