

# Town & Country

Estate & Letting Agents



17 Top Street, Whittington, SY11 4DR

£234,000

Town and Country Oswestry offer this truly delightful character cottage set in a quiet location in the sought after village of Whittington. The property offers bright, well laid out immaculate accommodation that has been lovingly cared for by the present owners. This extends to the pretty gardens to the front and rear ideal for those who like to entertain and relax. Whittington offers all amenities along with good road networks to larger town and cities, Oswestry is just a five minute drive away.

### Directions

From Oswestry take the Whittington road out of town. Proceed into the village and continue to the T-junction. Turn left and proceed past Whittington Castle on the left. After approximately 100m turn right into Top Street and the property will be seen on the left hand side, identified by our for sale board.

### Accommodation Comprises

#### Rear Hall

Having a window to the side, part glazed door to the rear, tiled floor, storage, loft hatch and an arch leading through to the kitchen.

#### Kitchen 14'6" x 4'8" (4.42m x 1.43m)



The well appointed, modern kitchen is fitted with a range of base and wall units with work surfaces over, plumbing and space for appliances, plumbing for a dishwasher, cooker space, extractor fan over, part tiled walls, one and a half bowl stainless steel sink and mixer tap, tiled flooring, spotlighting and two windows to the rear. An archway leads through to the dining room and pantry area which has two floor to ceiling cupboards with fitted shelving offering great storage.

#### Additional Photo



### Pantry Area



### Dining Room 11'10" x 7'4" (3.61m x 2.24m)



The bright dining room has a window to the front, radiator, tiled floor, beamed ceiling, wall lighting and an oak door leading through to the lounge.

#### Additional Photo



### Lounge 11'6" x 16'7" (3.52m x 5.06m)



The spacious lounge has a part glazed door to the front, circular window to the side, second window to the side, two radiators, stairs leading off to the first floor, wood fire surround with a gas log burner stove inset and a quarry tiled hearth, beamed ceiling and wall lighting.

### Additional Photo



### Fireplace



### First Floor Landing



The landing area has a window to the rear, loft hatch with a pull down ladder into a fully insulated and boarded loft with power, lighting and a fitted Velux window, linen cupboard off with shelving and recently installed Worcester gas boiler and separate store cupboard. Oak doors lead to the bedrooms and the bathroom.

### Bedroom Two 7'1" x 9'10" (2.18m x 3.00m)



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

### Bedroom One 10'3" x 10'2" (3.14m x 3.12m)



The main bedroom has a window to the front, radiator and a range of fitted wardrobes with mirror front sliding doors offering great storage.

## Shower Room



The modern shower room has a corner shower cubicle with a mains Grohe shower, window to the rear and side, low level W/C, wash hand basin on a vanity unit with a mixer tap over, shaver point, heated towel rail, tiled flooring, fully tiled walls and spotlighting.

## Front Garden

To the front of the property there is a lovely rose garden with low retaining walling, gate and path to front door with a canopy porch over the entrance.

## Rear Garden



A gate at the side of the property leads to the beautiful landscaped rear garden. There is a bin store and brick built outhouse. There is a gravelled seating area with a pathway leading to the main garden which is gravelled and paved with well stocked planted flower beds. The garden is enclosed by attractive fencing and there is a shed and various areas to sit and relax and entertain. There is a right of passage at the rear seldom used by one neighbour (emergency use only).

## Additional Photo



## Additional Photo



## 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.

### 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

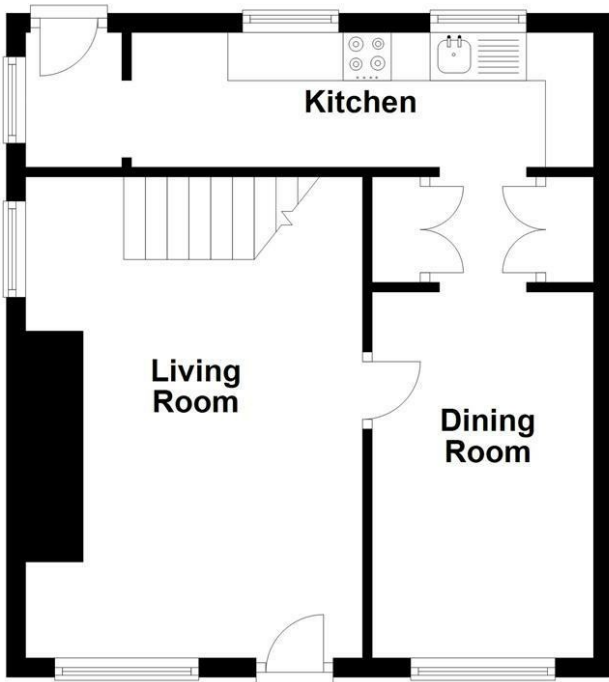
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 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

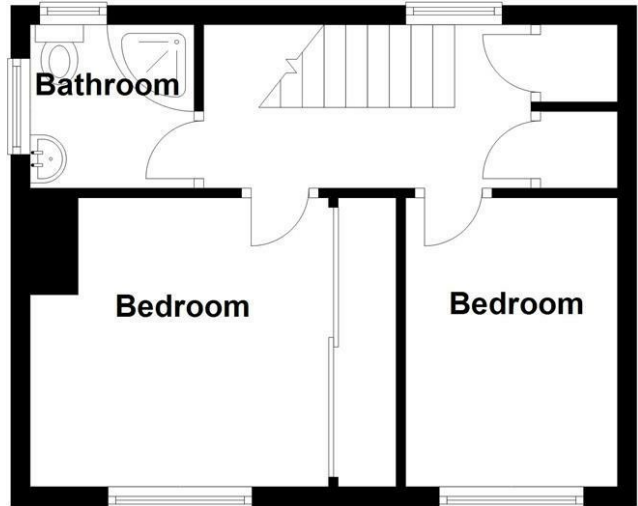
### Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 67.7 sq. metres (728.2 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk