

# Town & Country

Estate & Letting Agents



**94 Upper Church Street, Oswestry, SY11 2AF**

**Offers In The Region Of £135,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly superb end of terrace home to the market. Located towards the outskirts of the town, the property is ideal for those wanting to be able to walk into the town and enjoy an easy way of living. The accommodation is bright and decorated to a good standard with a modern kitchen and bathroom. There are two bedrooms and a great garden to the rear ideal for entertaining and relaxing. Oswestry town centre is a 5 minute walk away with all daily amenities at hand.



### Directions

From Our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and at the T junction turn left. At the traffic lights turn right and follow the road for approximately 200 metres where the property will be found on the right hand side.

### Overview

The property has been totally redecorated throughout. It has been rewired with a new fuse box in 2023 along with a new kitchen and bathroom, new carpets throughout in 2023, boiler replaced in the last three years, recently landscaped gardens and recent double glazed windows. There is usually parking available in Edward Street opposite.

### Accommodation Comprises

**Lounge 11'5" x 10'8" (3.49m x 3.27m)**



The bright lounge has a window and door to the front, radiator, gas fire with a surround and marble inset and hearth, alcove shelving and a door leading to the kitchen.

**Kitchen/ Dining Room 10'7" x 8'3" (3.25m x 2.54m)**



The well appointed kitchen has a range of modern

grey base and wall units with wood style work surfaces over, radiator, electric oven, gas hob, chimney style extractor fan, stainless steel sink with a mixer tap over, plumbing for a washing machine, space for a fridge, vinyl flooring, a window to the rear and a door to the rear. Stairs lead off to the first floor.

### Additional Photo



### First Floor Landing

The landing has doors leading to the bedrooms and the shower room.

**Bedroom One 11'6" x 10'9" (3.53m x 3.28m)**



The main double bedroom has a window to the front, stripped stained floorboards, radiator and access to the loft.



### Bedroom Two 7'10" x 6'8" (2.40m x 2.04m)



The second bedroom has a window to the rear, radiator and a built in cupboard housing the Worcester gas combination boiler.

### Shower Room



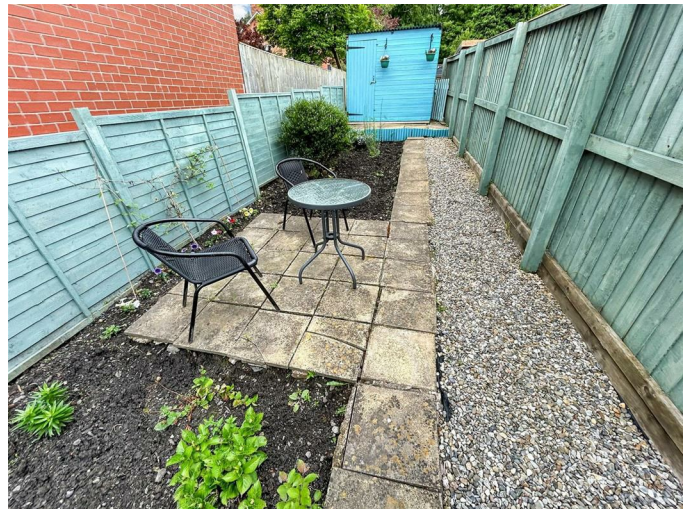
The modern shower room is fitted with a wash hand basin on a vanity unit with a mixer tap over, heated towel rail, shower cubicle with a mains powered shower with two shower heads and aqua panelling, a low level w.c., a window to the side, vinyl flooring, spotlighting and an extractor fan.

### To The Outside



To the rear of the property there is a great landscaped garden that is very private and not overlooked having a patio area with steps up to a good sized area that is lawned and shrubbed with shed, fence panelling and further areas to sit and relax. A gate at the side gives access to the front. There is also an additional brick built out house (in need of attention) located behind a neighbouring property.

### 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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country 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.

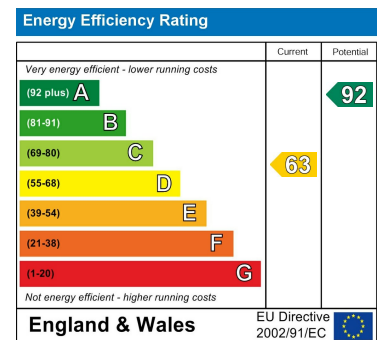
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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