

Town & Country

Estate & Letting Agents



40 Top Street, Whittington, SY11 4DR

£360,000

Town and Country Oswestry are happy to offer to the market this large detached bungalow situated in the sought-after village of Whittington. This delightful property boasts a spacious reception room, three bedrooms, and two bathrooms, offering ample space for comfortable living. This bungalow sits on a large plot, providing plenty of space for relaxing and entertaining. The well-maintained gardens surround the property and along with a generous private driveway and double garage this property offers plenty of space both inside and out.

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. Turn right into Top Street and continue almost to the end of the road and the property will be seen on the right hand side, identified by our for sale board.

Accommodation Comprises:

To The Front



The property is approached from Top Street via a gated entrance which leads onto a large driveway providing parking and ample turning space for multiple vehicles, along with a double garage.

Hallway

From the front, a door enters the property into the wide spacious hallway. Doors lead off to all rooms. There is access to an airing cupboard which houses the hot water tank and has shelves providing storage space. There is access to the roof space via a loft hatch, a radiator, laminate wood effect flooring, and spotlighting.

Bedroom One 17'4" x 14'1" (5.30 x 4.30m)



This bedroom was purpose built to provide

accessibility with the added benefit of a large en-suite shower room. There are two windows to the front, laminate wood effect flooring, a large built in double wardrobe with rails and shelving and a TV point.

En-suite Shower Room 8'8" x 9'6" (2.65 x 2.92m)



The generous en-suite shower room is spacious and accessible for those with mobility needs, there is a wash hand basin, W/C, spotlighting, heated towel rail, tiled floor and fully tiled walls, accessible walk in shower with built in spotlighting and extractor fan, there is also an additional wash hand basin and a grab rail which can be removed if required.

En-Suite Additional Photograph



Kitchen 16'4" x 9'9" (5.00 x 2.98m)



The kitchen sits to the rear of the property and has a window overlooking the garden, there is a range of base and wall units with contrasting work surfaces over, there is an electric oven and hob with extractor fan over, stainless steel sink with drainer, part tiled walls and a vinyl floor, space for appliances, spotlighting, a radiator and space for a table and chairs.

Kitchen Additional Photograph



Utility Room 4'1" x 9'10" (1.25 x 3.00m)



Leading off from the kitchen, the utility room has a vinyl floor, worktop with plumbing and space for a washing machine and tumble drier under, there is window to the side, part glazed door exiting to the rear, and a door leading to the cloakroom.

W/C

With a window to the rear, W/C, wash hand basin, vinyl floor, and the gas fired central heating boiler.

Lounge 14'5" x 15'5" (4.41 x 4.70m)



Being south facing, the generous lounge is flooded with light with windows to the side and rear along with double doors which exit out to the large rear patio. there is a fireplace with wooden surround and marble hearth with gas effect fire, wall lights and a door leading through to the room used as bedroom three.

Bedroom Two 11'5" x 9'4" (3.50 x 2.85m)



Another double room with a window to the front and a radiator.

Bathroom 8'0" x 7'2" (2.45 x 2.20m)



With a window to the front, corner bath and corner shower cubicle, W/C, wash hand basin, heated towel rail, part tiled walls and an extractor fan.

Bathroom Additional Photograph



Bedroom Three 19'9" x 9'4" (6.03 x 2.85m)



This versatile room is a great addition to the property having been used previously as a 3rd bedroom, gym, and additional living space. A very light room with windows all around and a door exiting to the front and to the rear. There is a radiator and laminate flooring.

Double Garage 15'10" x 19'10" (4.85 x 6.05m)



The detached double garage provides scope for a number of uses, with an electric roller shutter door to the front and a side door and window. There is potential for eaves storage if required and the benefit of power and lighting.

Garage Additional Photograph



The Lawned Garden



To the Rear of the Property



The Side of the Property



With the boundaries defined by well tended hedges all round, the gardens surround the property and include a large paved patio area which runs along the back of the property and provides a fantastic space for entertaining and outdoor dining. There is a large lawned area below.

Large Patio Area



Rear View of the Property



Aerial Photograph



Aerial Photograph



Aerial Photograph



Aerial Photograph

Aerial Photograph



Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

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.

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.

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 D

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.

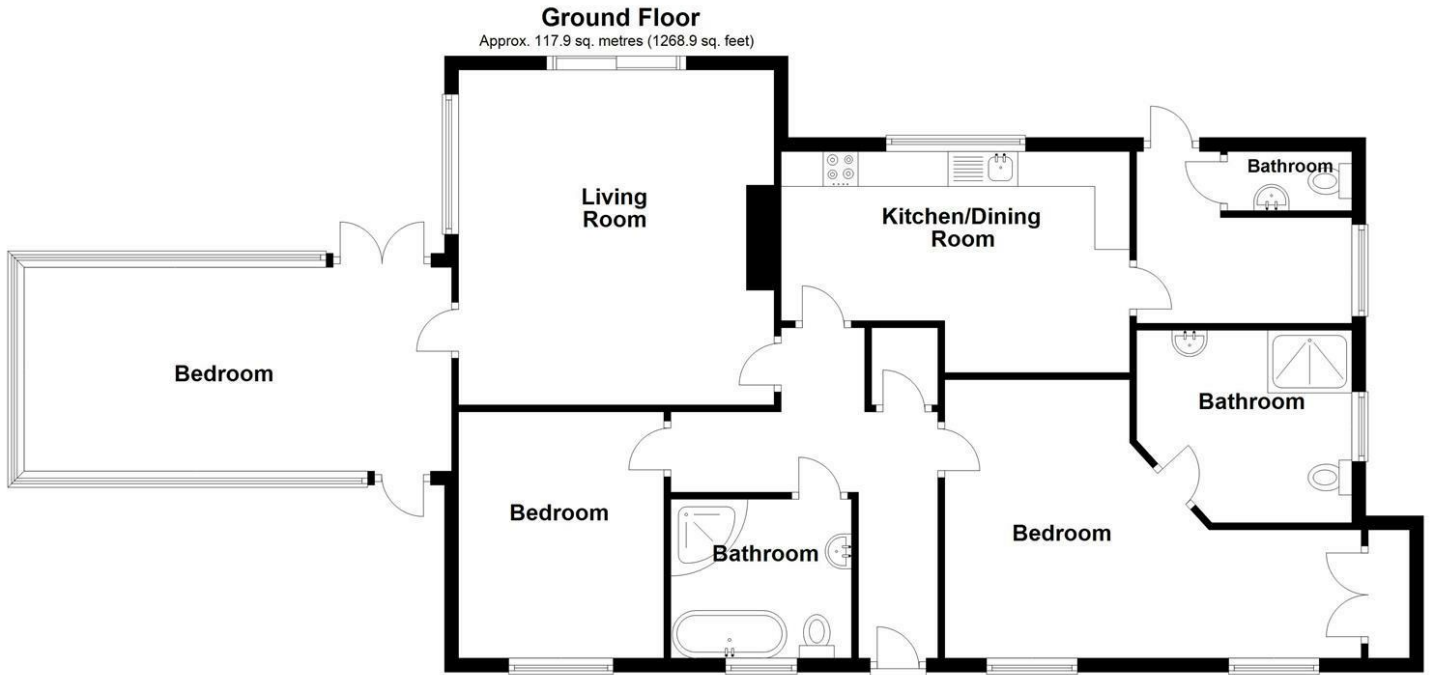
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

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,

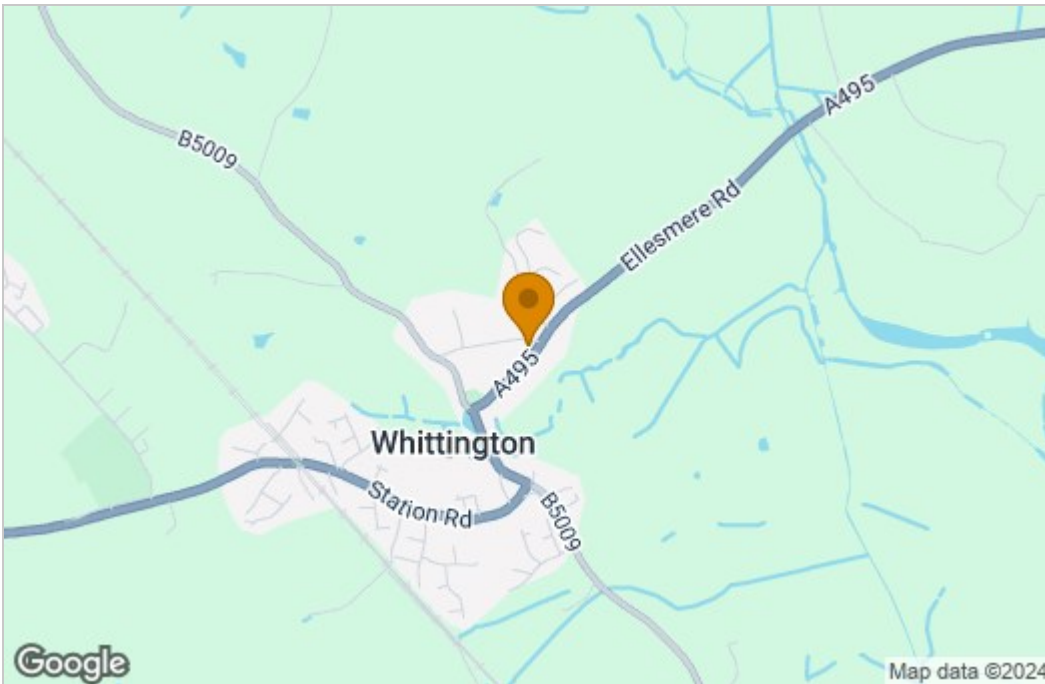
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Floor Plan

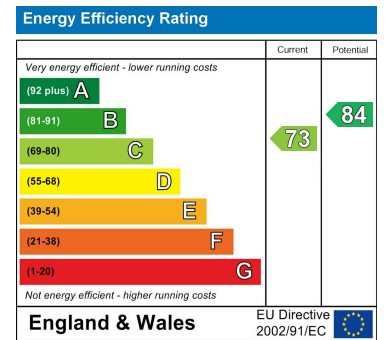


Total area: approx. 117.9 sq. metres (1268.9 sq. feet)

Area Map



Energy Efficiency Graph



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