

Town & Country

Estate & Letting Agents



8 Roft Street, Oswestry, SY11 2ET

Offers In The Region Of £250,000

Town and Country Oswestry offer this truly lovely three storey town house full of character and charm yet modernised to a good standard with modern kitchen and family bathroom. offering four bedrooms, luxury bathroom, shower room, utility, two reception rooms and a stunning kitchen the property is perfect for families wanting to live close to the town. Having off street parking and a pretty rear garden with a summerhouse, the property offers spacious living in a convenient location. Oswestry has all amenities including shops, school and great road links to larger towns and cities.

Directions

By Foot: From our Oswestry office turn left and then right onto Church Street. Follow the road up before turning left by over red square. Follow the road down passed Marks and Spencers and proceed to the junction. Turn left onto Roff Street where the property will be found on the left hand side.

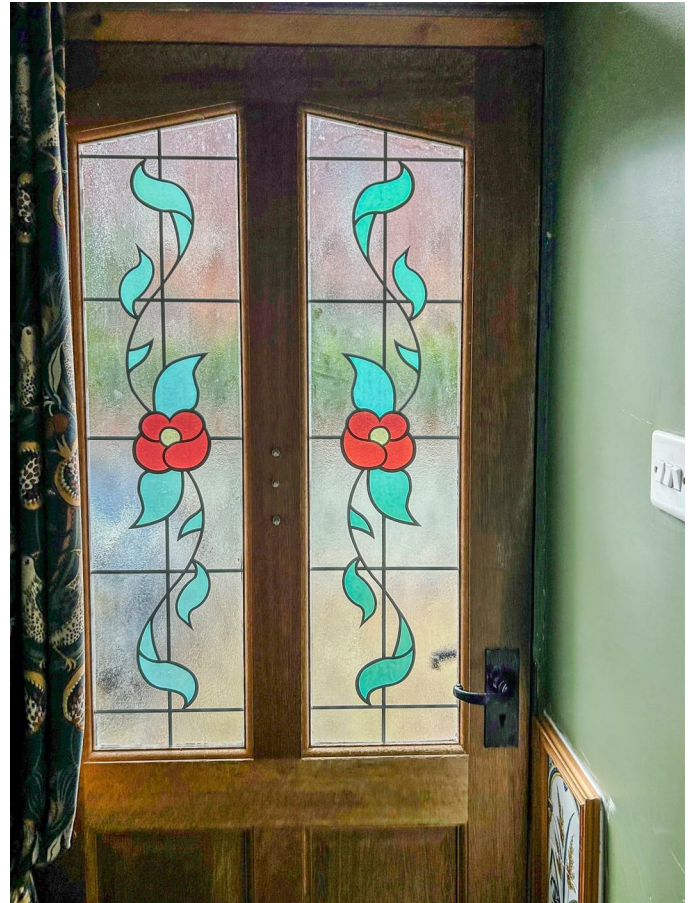
Accommodation Comprises

Hallway



The pretty hallway has the original coved ceiling, a part glazed stained glass door to the front, stairs leading to the first floor and a radiator. Doors lead through to the lounge and the dining room.

Additional Photo



Lounge 11'5" x 11'1" (3.48m x 3.39m)



The cosy lounge is full of character and has a sash window to the front with the original shutters still in place, original coved ceiling, radiator and a feature marble open fireplace with a cast iron fire inset and a marble hearth.

Dining Room 11'1" x 11'6" (3.40m x 3.53m)



The versatile dining room has a tiled floor, alcove cupboard with display cabinet, spotlighting and an archway through to the kitchen. A door leads down to the cellar.

Additional Photo



Kitchen 12'11" x 10'7" (3.95m x 3.25m)



The stunning, recently installed kitchen is the real heart of this wonderful home and is fitted with a

range of modern units with extensive storage, pull out larder units, shelving and soft close drawers. There are granite work surfaces over along with feature under worktop mood lighting and plinth lighting, two eye level electric ovens, eye level microwave/ combination oven, warming draw, high level storage cupboards, five ring gas hob with a contemporary extractor fan over, spotlighting, three rooflight windows letting in lots of natural light, tiled flooring, integrated fridge and freezer, integrated Neff dishwasher and underfloor heating. There is also a matching mobile island unit offering extra work space. A door leads through to the rear hallway.

Additional Photo



Rear Hallway

The rear hallway has a tiled floor, spotlighting and French doors leading out to the rear garden. A door leads to the utility.

Utility & Cloakroom 5'2" x 4'5" (1.58m x 1.36m)



The utility and cloakroom has a wash hand basin on a vanity unit with a mixer tap over, corner low level w.c., plumbing for a washing machine and space for appliances, tiled flooring with underfloor heating, fitted wall units, spotlighting and part tiled walls.

Cellar

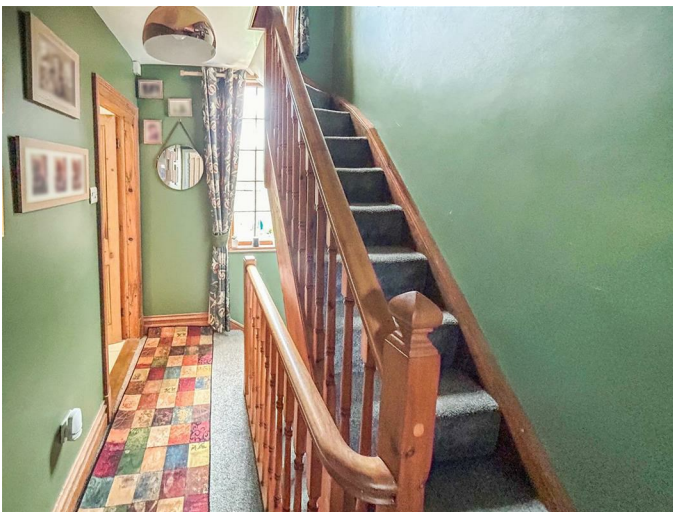
The cellar is accessed from the dining room and is the same size as the lounge having power and lighting along with flagged flooring.

First Floor Landing



The beautiful stripped staircase leads to the first floor with the continuation of the banister leading to the second floor rooms. There is a window to the rear and doors leading to the bathroom and two bedrooms.

Additional Photo



Family Bathroom 9'10" x 8'4" (3.00m x 2.56m)



The luxurious family bathroom is well appointed having a corner w.c. , contemporary wash hand basin on a modern vanity unit with a mixer tap over, free standing roll top bath with a central mixer tap and shower head, tiled flooring, fully tiled walls, corner shower cubicle with an electric shower, built in cupboard and glass display cabinet, vertical modern mirrored radiator, spotlighting, a window to the rear and an extractor fan.

Bedroom Four 6'9" x 8'9" (2.07m x 2.69m)



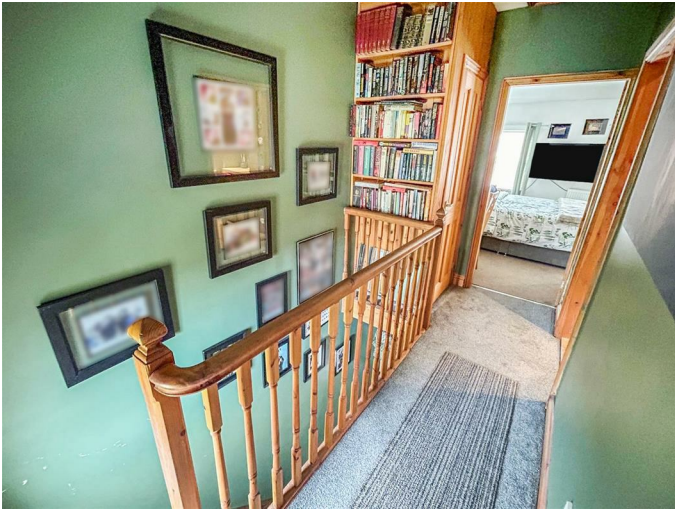
The fourth bedroom has the original sash window to the front, built in wardrobe and the original covered ceiling.

Bedroom Three 10'0" x 7'4" (3.07m x 2.25m)



Bedroom three has the original sash window to the front, built in wardrobe and shelving, radiator and the original coved ceiling. This room is currently used as a home office but would accommodate a double bed.

Second Floor Landing



The second floor landing has a window to the rear, continuation of the stripped staircase, fitted shelving, built in airing cupboard with gas boiler and access to the loft. Doors lead to the two further bedrooms and the shower room.

Bedroom Two 8'5" x 7'3" (2.58m x 2.21m)



Bedroom two has a window to the rear and a radiator.

Shower Room



The shower room has a modern wash hand basin on a vanity unit with a mixer tap and mirrored splash back, fully tiled walls and flooring, spotlighting, low level w.c., recessed towel storage, wet room flooring with a mains powered shower and spotlighting.

Bedroom One 11'5" x 11'4" (3.49m x 3.47m)



Bedroom one has two original sash windows to the front, radiator, original cast iron fireplace and fitted mirror fronted wardrobes offering lots of storage space.

Additional Photo



To The Front

To the front of the property there is a block paved driveway providing off road parking along with a pathway leading to the front door.

Rear Gardens



The pretty rear garden has an Indian stone patio with a step up to further paved gardens ideal for entertaining. There are raised flower beds and fence panelling giving a lot of privacy. To the far end of the garden there is access to the summerhouse. There is gated access to the side and an outside tap.

Additional Photo



Additional Photo



Summerhouse 11'5" x 7'1" (3.48m x 2.16m)



The summerhouse has wood flooring, French doors to the front and a window to the front. A very versatile space ideal for a home office or studio.

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/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.

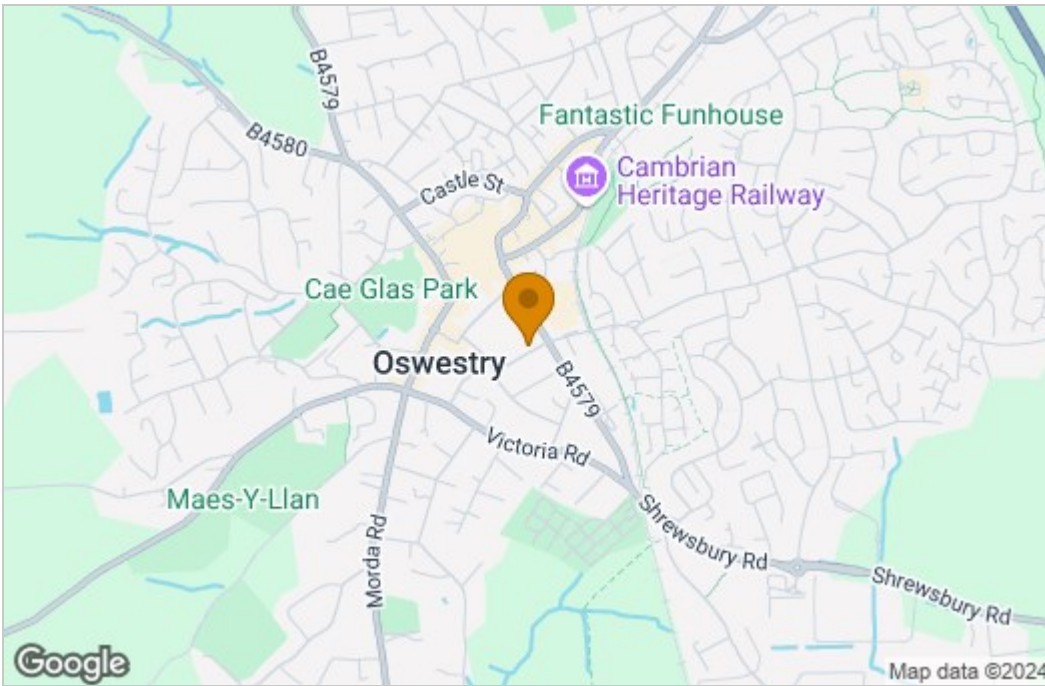
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

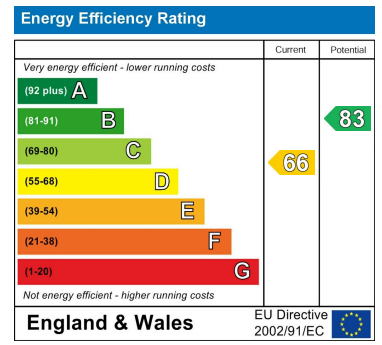


Total area: approx. 127.3 sq. metres (1370.0 sq. feet)

Area Map



Energy Efficiency Graph



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