

Town & Country

Estate & Letting Agents



9 Plas Ffynnon Way, Oswestry, SY11 2TZ

£220,000

An opportunity to purchase this modern three bed semi-detached house located in a popular residential area of Oswestry. Benefitting from gas fired central heating and double glazing throughout, the accommodation comprises entrance hall, inner hall, lounge, kitchen, three bedrooms and family bathroom. To the outside there is a single detached garage, a block paved driveway providing additional off road parking, lawned garden to the front and side with attractive landscaped gardens to the rear. Viewing is highly recommended to appreciate the location of this property which has the benefit of NO CHAIN.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around and turn left at the junction onto Beatrice Street. Follow the road back into town following the one way system and turn left, passing Sainsburys on the left. At the mini roundabout turn left onto Salop Road. Turn left onto Middleton Road, pass over the bridge, and turn right at the mini roundabout into Mansion Gardens. Follow the road down the development, where the property will be seen on the left hand side, identified by our For Sale board.

Accommodation Comprises:

Entrance hall

With a part glazed door to the front, small window to the side, laminate flooring and a glazed door through to the inner hallway.

Inner Hallway

The laminate flooring continues into the hallway, there are double doors which open to reveal a generous storage cupboard with coat rail, a door leads to the cloakroom, lounge and kitchen and stairs lead to the first floor.

Lounge 14'4" x 10'4" (4.39 x 3.17m)



Sitting at the front of the property the lounge has a window to the front, a fireplace with wooden surround, marble hearth and an inset gas fire, a radiator, wall lights and laminate flooring along with a TV point.

Cloakroom

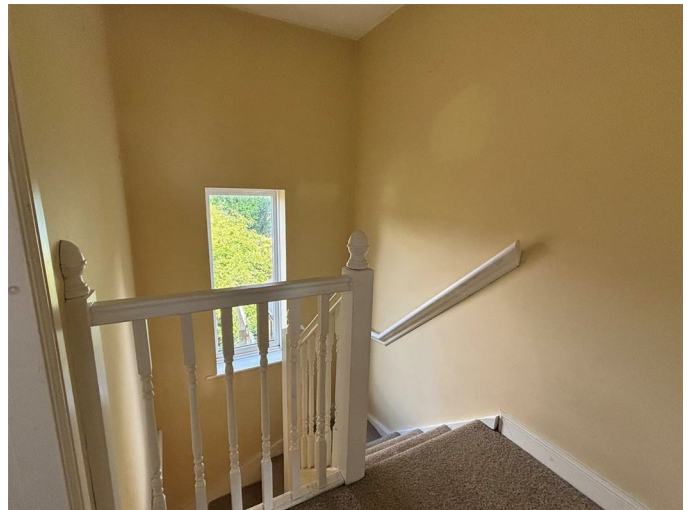
With W/C, a radiator and wash hand basin.

Kitchen 10'4" x 10'0" (3.17 x 3.05m)



fitted with a generous range of base and wall units with work surfaces over, stainless steel sink with drainer and a mixer tap, plumbing and space for a washing machine, integral electric oven and gas hob with chimney style extractor fan over, space for appliances, a radiator, the gas fired central heating boiler and a window and door to the rear exiting to the garden.

Landing



With a large picture window to the rear overlooking the garden, door to an airing cupboard housing the hot water tank and with space for storage, doors lead to the bedrooms and the bathroom.

Bedroom One 10'2" x 8'0" (3.12 x 2.45m)



A good sized double room with a window to the rear, a radiator and a door leading to a useful built in wardrobe space with rails and shelving.

Bedroom Two 8'4" x 9'0" (2.55 x 2.75m)



A second double bedroom with a window to the front and a radiator.

Bedroom Three 10'5" x 6'2" (3.20 x 1.90m)



With a window to the front, a radiator and a door to

a useful built in wardrobe space with rails and shelving.

Bathroom



With a window to the side, laminate flooring, bath with electric shower over, W/C, wash hand basin, mirrored wall cabinet, a radiator, extractor fan and a shaving point.

Garage and Parking



The property benefits from a single detached garage and a generous driveway which sits to the side of the property and provides parking for multiple vehicles. The garage has power and lighting and an up and over door to the front. There is also a side door allowing access to the garage from the enclosed rear garden

Rear Garden



The rear garden is fully enclosed making it ideal for those with pets or children. There is a block paved patio area immediately to the rear of the property ideal for outdoor dining, there is an area planted with shrubs and a lawned area beyond. The boundaries are fenced all around.

To the Front of the Property

There is a lawned area to the front of the property, a path leads to the front door.

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 C.

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.

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.

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.

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.

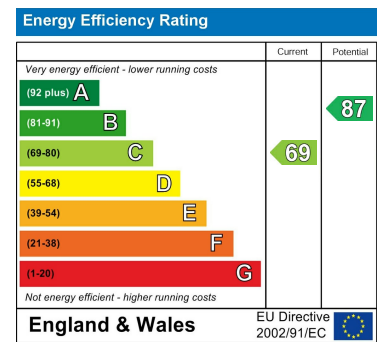
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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