

Town & Country

Estate & Letting Agents



Middleton Road, Oswestry, SY11 2PS

Offers In The Region Of £430,000

Town and Country Oswestry offer this truly outstanding 1930's Arts and Crafts designed detached family home full of its original character and features which has been lovingly maintained by the present owners. The property offers spacious accommodation with large gardens and plenty of off road parking. Located in a convenient position within the town, all amenities are close at hand including shops, schools and good road networks.

Directions

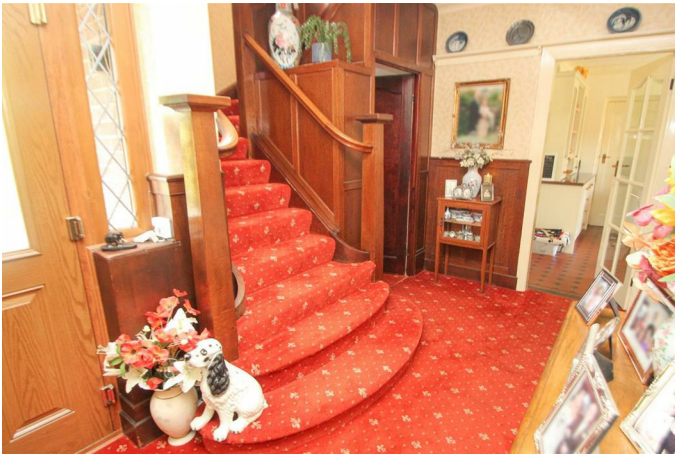
From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road onto Beatrice Street and at the traffic lights turn right heading back into the town. At the junction turn left and proceed onto Salop Road. Turn left onto Middleton Road and over the bridge. At the roundabout proceed straight over where the property will be found on the right hand side after approximately 200 metres.

Accommodation Comprises

Porch

The porch leads into the property and has a quarry tiled floor, door into the property and outside lighting.

Hallway



The impressive hallway is a real feature of this lovely home having a large staircase leading to the first floor with curved wide stair treads and original decorative panelled bannister. The hallway also has the original panelled walls, radiator, plate rack, coved ceiling, part glazed door to the front with glazed side panels and glazed doors leading to the lounge, dining room and kitchen.

Lounge 14'8" x 12'7" (4.46 x 3.84)



The lounge is a very bright room having a bay window to the front and a large bay to the rear with a door opening onto the garden. There is decorative

coving, radiator, lovely central feature brick fireplace with inset log burning stove, quarry tiled hearth, wood mantle and surround and two inset stained glass windows either side of the fireplace.

Additional Photo



Dining Room 14'11" x 13'7" (4.55 x 4.14)



Another impressive reception room having a square bay window to the rear with decorative stained glass detail, picture rail, coved ceiling and a tiled fireplace with a tiled hearth and wood surround.

Cloakroom

Fitted with a low level w.c., wash hand basin, window to the side, radiator, under stair storage cupboard and a wall light.

Kitchen/ Breakfast Room 13'11" x 11'7" (4.24 x 3.53)



The kitchen/ breakfast room is fitted with a good range of base and wall units in cream shaker style with contrasting work surfaces over, Rangemaster double oven, quarry tiled floor, display cabinets, integrated fridge, coved ceiling, window to the rear overlooking the garden, a recessed area with a window to the side and fitted with base units with a single bowl sink with a mixer tap over, wall mounted gas fired boiler, tv point and a door to the pantry with a window to the front, shelving and quarry tiled floor. A door also leads to the utility.

Additional Photo



Utility

The spacious utility has a quarry tiled floor, radiator, window to the rear, plumbing and space for appliances and a part glazed door to the side.

First Floor Landing



Another superb feature of this wonderful property having a Charles Renee Mackintosh stained glass window to the front on the half landing and the continuation of the beautiful panelled staircase. Doors lead to all first floor rooms and there is an airing cupboard with tank and shelving and an additional cloaks storage cupboard.

Stained Glass Window



Bedroom One 14'9" x 12'7" (4.49 x 3.84)



A large double bedroom having a window to the front, radiator and a window to the rear overlooking the garden.

Bedroom Two 14'11" x 12'5" (4.54 x 3.78)



Another generous double bedroom having a square bay window to the rear overlooking the garden, built in wardrobes with shelves and rails, built in vanity dressing unit, radiator and a coved ceiling.

Bedroom Three 11'8" x 11'3" (3.55 x 3.42)



The third double bedroom has a radiator and a window to the rear overlooking the garden.

Family Bathroom 11'7" x 7'5" (3.54 x 2.27)



The family bathroom is fitted with a corner bath with separate shower cubicle with Mira electric shower, wash hand basin, low level w.c., wall lighting, part tiled walls, heated towel rail, radiator and two windows to the front.

Front Gardens



The property is approached through timber gates onto a large driveway area which leads to a double open fronted car port. Hedging across the front gives good privacy and there is a patio area at the far end. Gated access leads to the rear gardens.

Additional Photo



Additional Photo



Rear Gardens



The rear gardens are another fantastic feature and have been well tended and maintained by the current owners. There is a useful covered storage area at the side of the house along with a large patio that runs the full length of the rear making it an ideal place to entertain and dine out. The gardens are lawned and shrubbed with a summerhouse and further large patio area at the far end of the garden. The flower beds are well stocked with mature planted and shrubs and there are also three sheds ideal for storage. There is a hedge to the rear along with a brick wall boundary making the garden really private.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Patio



Aerial View



To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate

identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town & Country Services

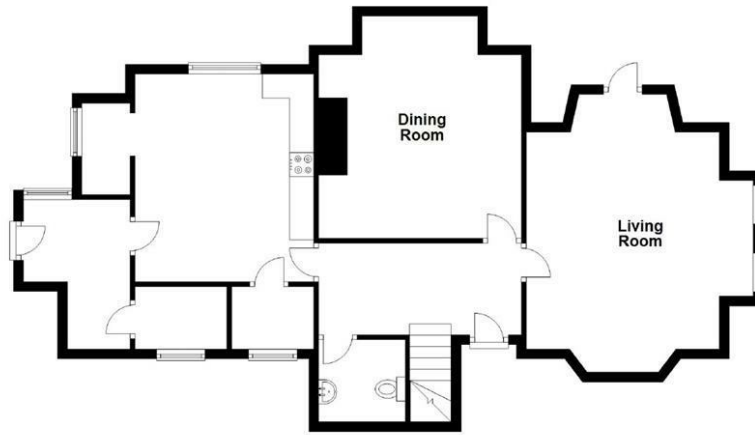
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Tenure/Council Tax

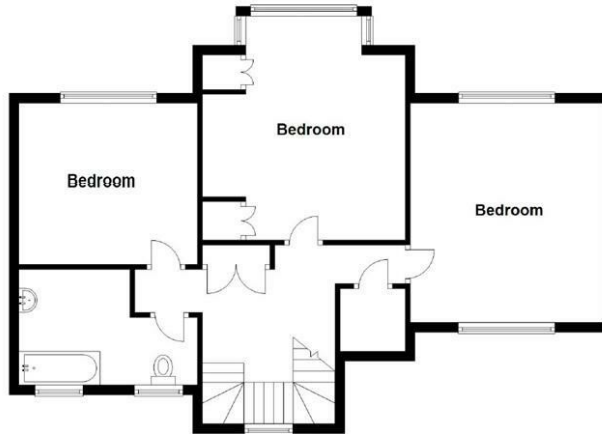
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

Floor Plan



Ground Floor
Approx. 83.5 sq. metres (898.9 sq. feet)



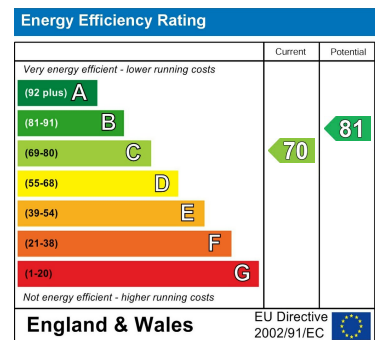
First Floor
Approx. 72.2 sq. metres (776.9 sq. feet)

Total area: approx. 155.7 sq. metres (1675.8 sq. feet)

Area Map



Energy Efficiency Graph



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 must 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.

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