

# Town & Country

Estate & Letting Agents



**2 Blackfriars, Oswestry, SY11 2DU**

**Offers In The Region Of £235,000**

Town and Country Oswestry offer this spacious, well presented detached three bedroom bungalow set on the outskirts of the town with good road links and amenities at hand. The property has a driveway and garage with an enclosed rear garden and further parking area to the front. The property has double glazing and gas central heating. Accommodation comprises a hallway, lounge/ dining room, kitchen, three bedrooms and a wet room shower. Oswestry town is just a five minute drive away.

## Directions

Take the Salop Road out of the town centre and turn left onto Middleton Road. At the roundabout take the first exit continuing along Middleton Road. At the next roundabout continue straight across onto Cabin Lane and take the second turning on the left onto Blackfriars where the property will be seen on the right.

## Accommodation Comprises

### Entrance and Hallway



A part glazed door with side panel in a recessed porch takes you through into a spacious hallway having a built-in cupboard, radiator, telephone point and a loft hatch. Doors lead off to all the rooms.

### Lounge/Dining Room 21'11" x 11'6" (6.69m x 3.51m)



A large living space suitable for a lounge and dining area. It has two windows to the front, two radiators, stone fireplace with a feature fire, marble hearth and a coved ceiling.

## Additional Photograph



### Kitchen 9'4" x 8'7" (2.86m x 2.62m)



The kitchen is fitted with a range of base and wall units with work surfaces over, an electric oven, gas hob single bowl stainless steel sink with a mixer tap, a window and part glazed door to the side, built-in cupboard and parquet style vinyl flooring, with plumbing for a washing machine and space for a fridge.

## Additional Photograph



### Additional Photograph



### Bedroom Three 7'10" x 9'2" (2.41m x 2.81m)



Having a window to the side and a radiator.

### Bedroom One 9'5" x 13'0" (2.89m x 3.97m)



A good sized double bedroom with a window to the rear overlooking the garden, fitted wardrobes and a radiator.

### Bathroom



The bathroom has been converted to a wet room with an electric shower, sealed flooring, wash hand basin, low level w.c., heated towel rail and a window to the side.

### Bedroom Two 12'1" x 9'8" (3.70m x 2.95m)



A second double bedroom with a window to the rear overlooking the garden, a built-in wardrobe and a radiator.

### Garage



To the side of the property there is a single garage

with a single up and over door, power and light and a rear door.

### To the Front of the Property

The front is accessed off the street which takes you onto the driveway, which provides off road parking, leading up to the entrance door and garage. The garden is gravelled for ease of maintenance providing further parking. A pathway leads to the side gate and the side of the bungalow where there is a garden tap.

### Rear Garden



The private rear garden is fully enclosed by fence panelling with artificial grass for ease of maintenance. With a garden shed and shrubs all enclosed by fencing making it very secure.

### Rear Elevation



### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

### Viewing

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.

### 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 and 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://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.

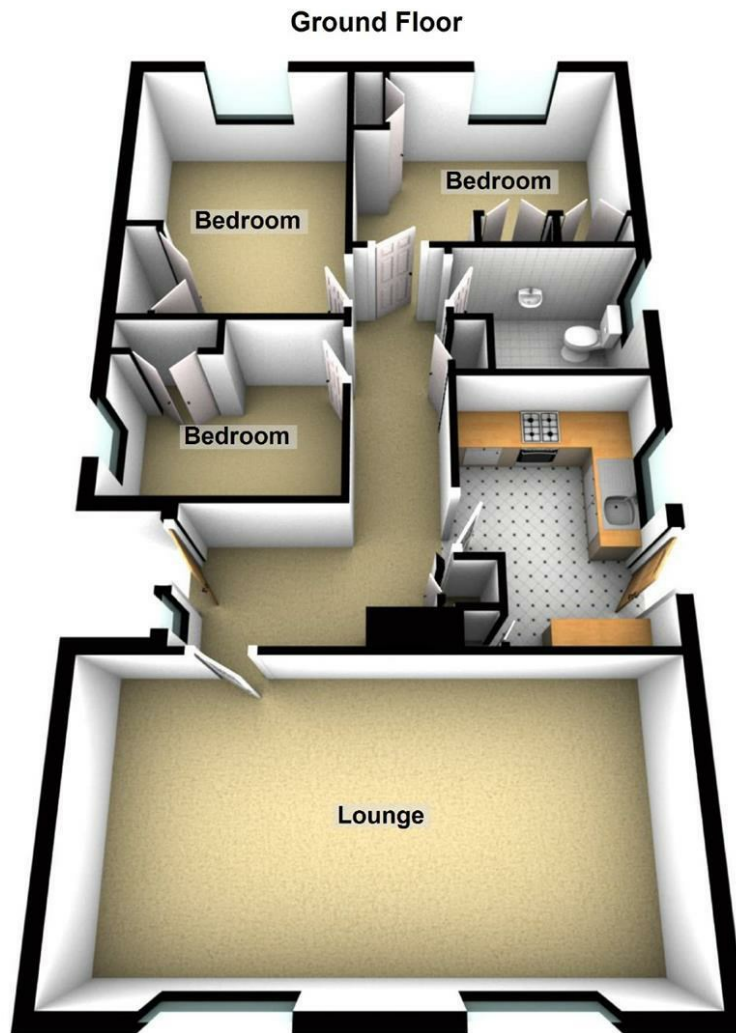
### Tenure/Council Tax

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.

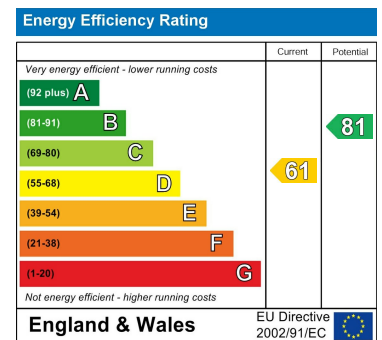
## Floor Plan



## Area Map



## Energy Efficiency Graph



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