

# Town & Country

Estate & Letting Agents



**Springfields Upper Church Street, Oswestry, SY11 2AA**

**Offers In The Region Of £299,950**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this spacious, well maintained detached bungalow set in a 'tucked away' position yet within easy walk to the town centre. The property has well laid out, bright rooms with good sized accommodation, driveway, parking and a fantastic rear garden.

There are two reception rooms, good sized kitchen, utility room, family bathroom and three generous bedrooms, one with a modern wet room en suite. A driveway and garage provide plenty of parking with the rear gardens being lawned and shrubbed. A fantastic property in a superb location not to be missed!.



### Directions

From our Willow street office follow the road up and turn Left onto Welsh Walls. Follow the road around to the T junction and turn left. At the traffic lights turn right onto Upper Church Street. Continue for approximately 200 metres where the driveway will be found that leads down to the property.

### Overview

Springfields is ideally situated for those wanting a very peaceful location yet within easy reach of the town centre. All amenities are close at hand including shops and public transport along with good road links into and out of the town. The property is a good distance from the main road and enjoys a good level of privacy. The accommodation is bright and spacious with well laid out, versatile rooms with plenty of room for families and those wanting space. The gardens are also a fantastic feature of the property being a good size and extending in total to around 1/3 of an acre with various areas for growing vegetable and an ideal space for children and pets with extensive lawns and mature planted flower beds. Ample parking is provided along with a single garage.

### Entrance Porch

The entrance porch has a quarry tiled floor, a glazed door leading to the front and a glazed door with side panel leading into the property.

### Hallway

The hallway has a built in cloaks cupboard, radiator and doors leading to the cloakroom, lounge and the dining room.

### Cloakroom

The cloakroom has a window to the front, low level w.c., wash hand basin and a radiator.

### Dining Room 12'7" x 10'9" (3.86m x 3.30m)



The dining room is positioned to link the lounge to the kitchen making it an ideal entertaining space. Having a coved ceiling, wall lighting, built in display

shelving, radiator and a window overlooking the rear garden. Doors lead through to the lounge, kitchen and rear hallway.

### Lounge 17'10" x 12'0" (5.46m x 3.66m)



The spacious lounge is another great place to sit and relax having lots of natural light with a window to the front and a window to the rear. There is a feature fireplace with a marble surround, radiator, coved ceiling, wall lighting and a glazed door leading through to the conservatory.

### Additional Photo





### Conservatory 11'3" x 7'4" (3.45m x 2.24m)



The conservatory connects the garden to the house and has a radiator, vinyl flooring and a glazed door leading out onto the rear. Another great space to sit and relax and enjoy the garden.

### Kitchen 13'9" x 8'10" (4.20m x 2.70m)



The well appointed kitchen is fitted with a good range of modern base and wall units with work surfaces over and has a breakfast bar, single drainer sink with a mixer tap over, a window to the front, built in eye level double electric oven, hob, plumbing for a dishwasher, radiator, part tiled walls, tiled flooring and a space for a fridge. A door leads through to the utility room.

### Additional Photo



### Utility 9'6" x 7'4" (2.90m x 2.26m)



A very useful space having a base unit with single drainer sink, plumbing for a washing machine, built in storage cupboard housing the oil fired boiler, a separate built in storage cupboard, tiled flooring, a part glazed door to the side and a part glazed door leading out to the side gardens.

### Rear Hallway

The hallway gives access to the bedrooms and the bathroom and has a window to the side, built in airing cupboard, radiator and a loft hatch. The loft is partially boarded and has plenty of storage space.



### Family Bathroom



The family bathroom is fitted with a panel bath with a mains powered shower over, low level w.c., wash hand basin, radiator, fully tiled walls, vinyl flooring and a window to the side.

### Bedroom Three 10'5" x 8'10" (3.18m x 2.70m)



The third double bedroom has a window to the side, built in wardrobes providing great storage and a radiator.

### Bedroom Two 12'11" x 10'5" (3.94m x 3.20m)



The second good sized double bedroom has lots of light coming in from the window at the side and the window overlooking the rear garden. It has a radiator and is fitted with a good range of fitted wardrobes and a double cupboard offering great storage.

### Bedroom One 13'5" x 9'7" (4.10m x 2.93m)



The first double bedroom is fitted with two storage cupboards, radiator and a door leading to the en suite wet room. A window to the rear lets in lots of light and looks over the garden.



### Wet Room/ En Suite



The modern wet room en suite has been recently done and has a sealed floor, low level w.c., wash hand basin, mains shower, heated towel rail, rooflight window, fully tiled walls and an extractor fan.

### To The Outside



The property is accessed from Upper Church Street down a long shared driveway that leads down to the property, The driveway is owned by the property and is shared with the bungalow next door (shared maintenance required). There are lawned and shrubbed gardens that run along side the driveway leading to the property.

### Driveway and Garage 16'4" x 9'3" (5.00m x 2.84m)



The garage provides an additional parking space and area for turning. The driveway is block paved and provides parking to the front of the property,

### Rear Gardens



The rear gardens are another great feature of this superb property. There is a large South facing patio running along the rear with an ornamental pond, greenhouse, vegetable beds and fruit gardens. There are extensive lawns and areas to sit and relax. There is also an area to the side of the bungalow with a shed and further patio areas. A gate at the side gives access to the front drive.



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



### **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](http://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, 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.

### **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

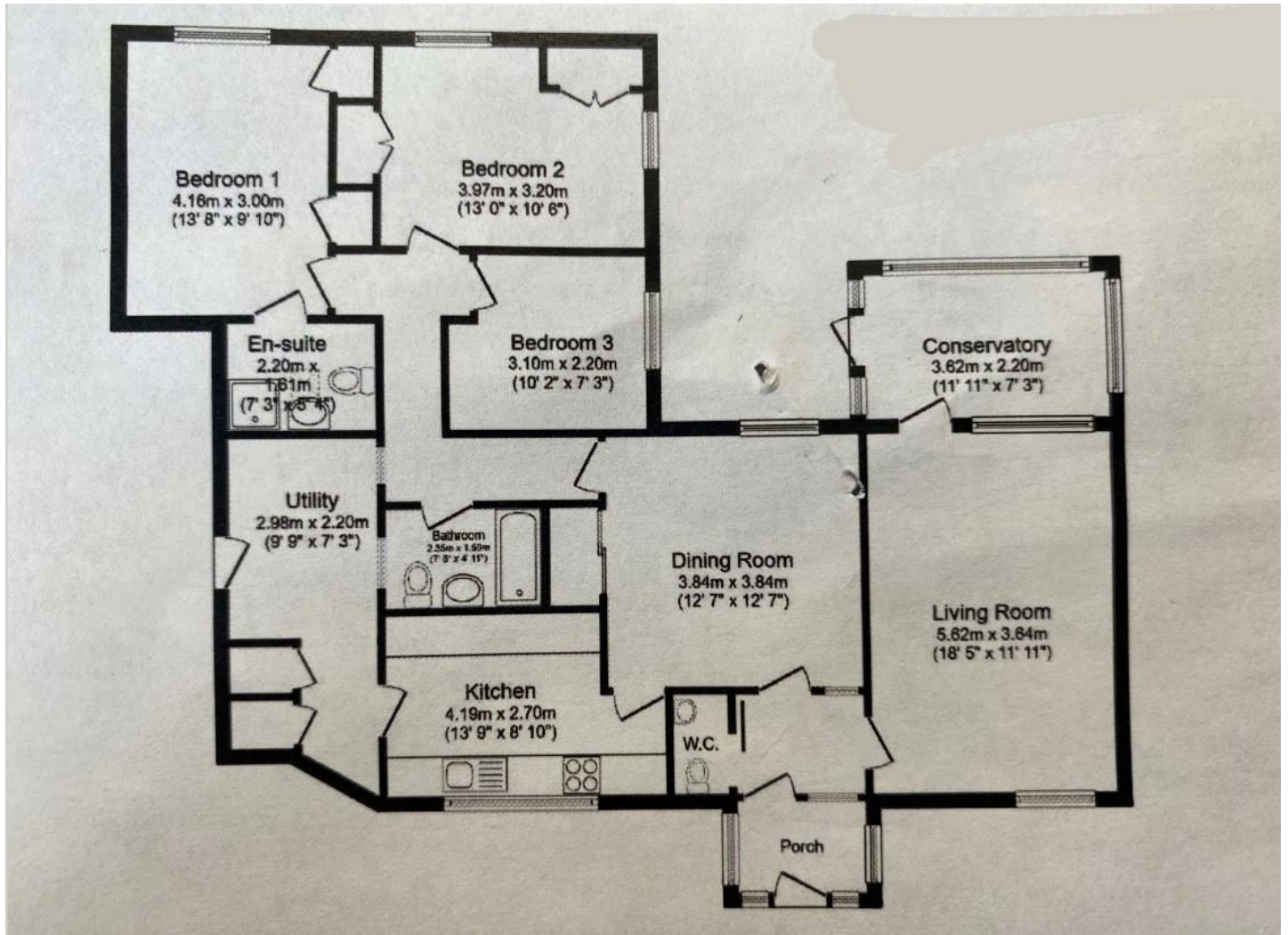
Saturday: 9.00am to 2.00pm

### **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.

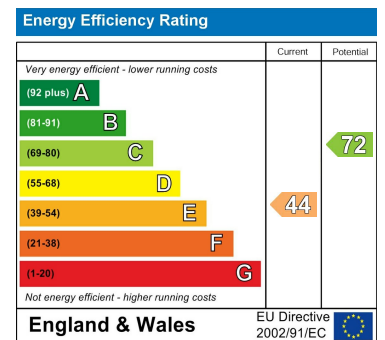
## Floor Plan



## Area Map



## Energy Efficiency Graph



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