

Town & Country

Estate & Letting Agents



4 Acorn Close, Whittington, SY11 4PU

Chain Free £339,950

WITH NO ONWARD CHAIN!!! Town and Country Oswestry are delighted to present to the market this beautifully modern FOUR DOUBLE BEDROOM EXTENDED DETACHED FAMILY PROPERTY in the sought after village of Whittington in a cul de sac location. The property is close to all local amenities and all major road links and has been well maintained and updated by the present owners to create a lovely spacious home with good sized rear garden, off road parking and garage.

Directions

From our Oswestry office take the Whittington road out of the town. At the roundabout proceed straight over towards Whittington. On entering the village, continue along before turning right onto Yew Tree Avenue. take the first turning on the left into Oaklands Drive and then first right again. Take the next right into Acorn close where the property will be found on the right hand side.

VIEWINGS/ Additional Information/

THE PROPERTY IS CURRENTLY TENANTED AND VIEWINGS WILL BE AVAILABLE FROM THE 7th OCTOBER. We are informed by the vendors that the property has had a replacement boiler installed approximately 18 months ago along with a new hot water tank. The double glazed windows are also still under warranty.

Porch

With a canopy porch over the front door.

Hallway

The hallway has a part glazed door to the front, laminate flooring and staircase leading off to the first floor. A door leads through to the garage and the lounge.

Lounge 12'10" x 17'11" (3.91 x 5.46)



The lovely light lounge has a bay window to the front, laminate flooring, Adams style fireplace with marble hearth and insert, gas fire, television point, coved ceiling and radiator. A door leads through to the dining room.

Additional Photo



Dining Room 7'8" x 12'4" (2.34 x 3.75)



The dining room has French doors to the rear garden, laminate flooring, coved ceiling and a radiator. A door leads through to the kitchen.

Kitchen/Dining Room 17'3" x 15'0" (5.26 x 4.57)



This kitchen/ dining room is the real heart of the home and is beautifully appointed with a range of shaker style base and wall units in cream with wood style worktops over, ceramic one and a half sink and drainer unit with mixer tap over, tiled walls, laminate flooring, display cabinets, integrated Smeg dishwasher, double Neff electric oven, Neff gas hob over, integrated extractor fan, space for fridge and an understair storage cupboard off.

Additional Photo.



Additional Photo..



Cloakroom



The downstairs cloakroom is fitted with a W/C, window to the side, wash hand basin on a vanity unit with a mixer tap over, tile effect flooring and radiator.

Landing

The first floor landing leads to all the bedrooms and family bathroom. There is loft hatch access, radiator and airing cupboard off with tank and shelving.

Bedroom One 10'10" x 9'4" (3.31 x 2.85)



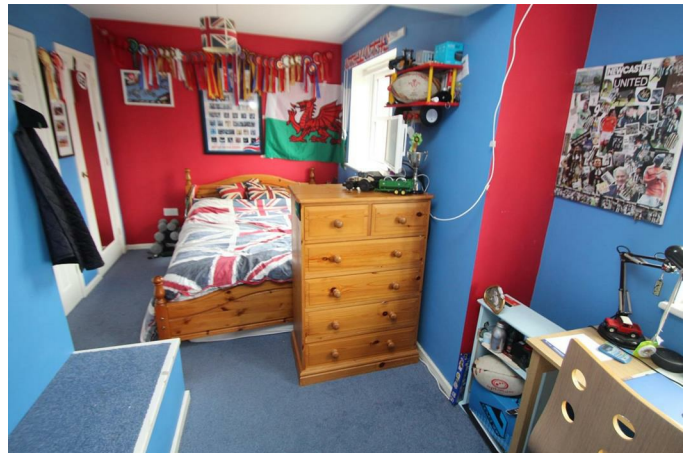
The first bedroom has a window to the rear, mirror fronted wardrobes with rails and shelving, radiator and a door leading to the En Suite.

En Suite



Fitted with a recently remodelled three piece suite in white with a walk in shower cubicle, W/C, wash hand basin with a mixer tap over on a modern wall mounted unit, shaver point, part tiled walls, tile effect flooring and heated towel rail.

Bedroom Two 8'10" x 10'11" (2.7 x 3.33)



The second double bedroom has a window to the front and a radiator.

Bedroom Three 8'2" x 12'6" (2.5 x 3.81)



Having built in wardrobes with rails and shelving, television point, window to the rear and a radiator.

Bedroom Four 16'8" x 8'3" (5.09 x 2.51)



The fourth spacious bedroom has built in wardrobes with shelves and rails, window to the front and two radiators.

Family Bathroom



The modern recently remodelled family bathroom comprises of a P shaped bath with a mixer tap and shower head, wash hand basin with mixer tap over on a modern wall mounted vanity unit, W/C, heated towel rail, shaver point, spotlights, extractor fan and tile effect vinyl flooring.

Garage

The single garage has an up and over door, power and light and Valliant wall mounted gas boiler.

Front Garden

The front garden has a tarmac driveway providing off road parking for 2-3 cars, lawned garden and access to the side gate leading to the rear.

Rear Garden



The attractive rear garden has a patio and circular patio area ideal for BBQ's and entertaining, lawned area beyond, shrubbed borders, children's playhouse and paved side access.

Additional Photo...



Additional Photo....



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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.

Services

The agents have not tested the appliances listed in the particulars.

Tenure

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

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 and Country

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.

Additional Information.

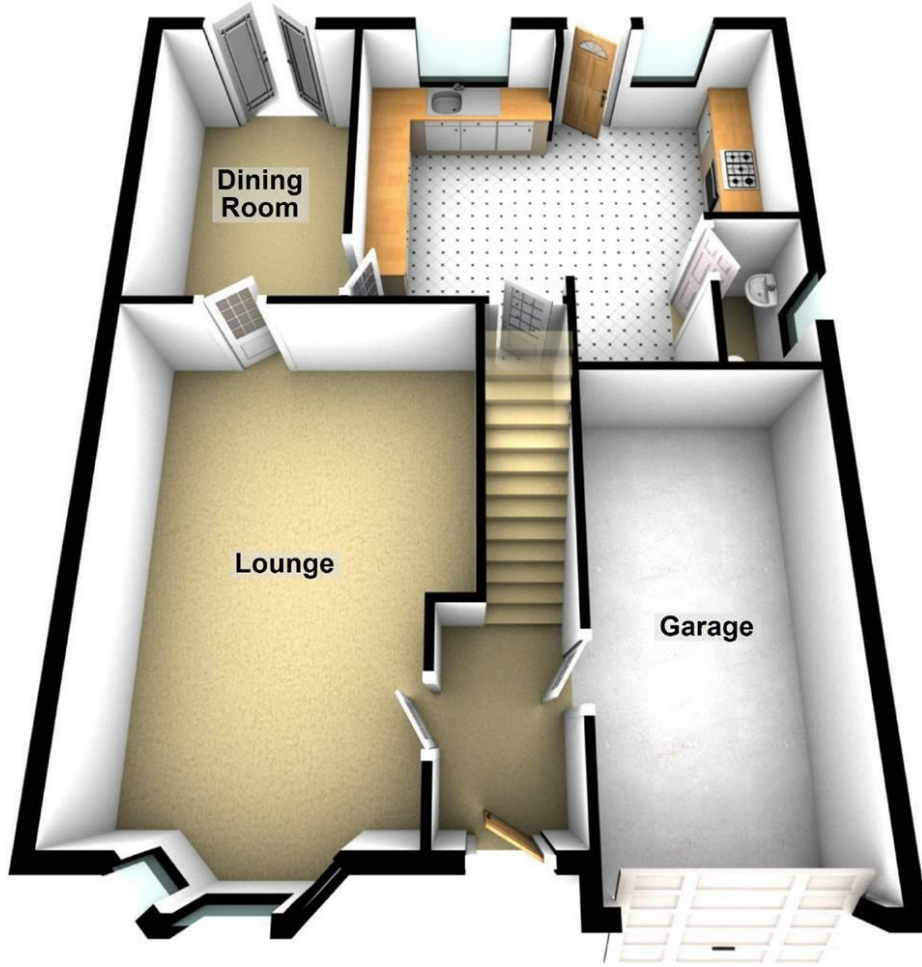
Additional Information

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.

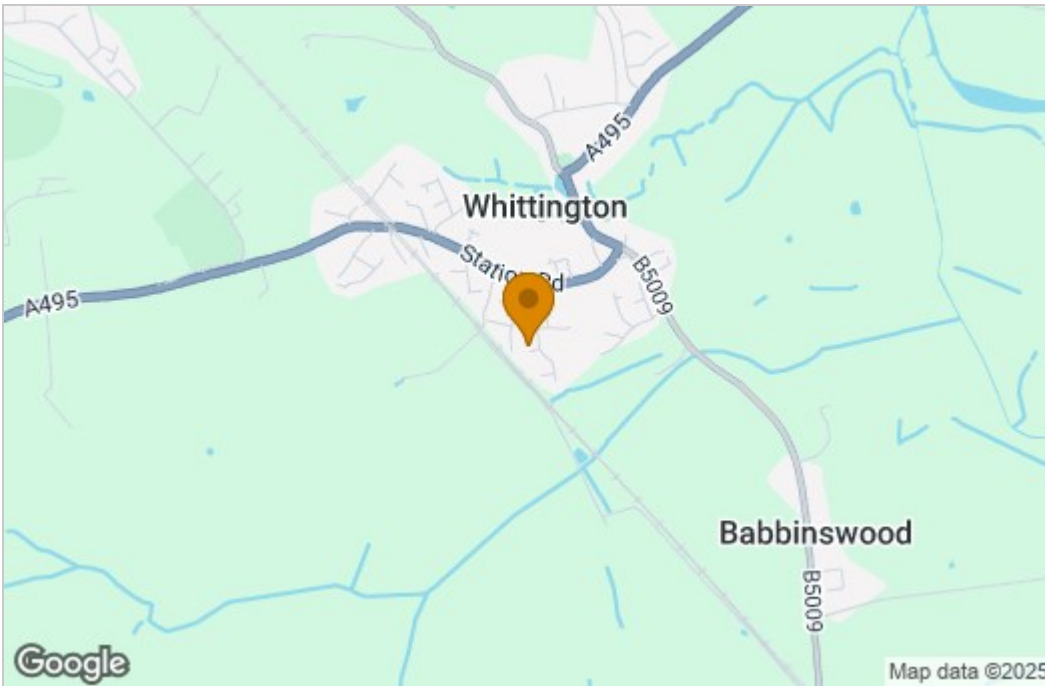
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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