

Town & Country

Estate & Letting Agents



32 Upper Well Close, Oswestry, SY11 1TW

Offers In The Region Of £320,000

Town and Country Oswestry offer this well presented, spacious semi detached family house set in a private position on a popular sought after residential development on the edge of the town. The property offers good sized rooms set over three floors with four good sized bedrooms (two en -suites), extensive parking to the front and well maintained gardens to the rear and carport with garage. All amenities are close at hand including schools, public transport and shops. Good road links lead to larger towns and cities.

Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right just after The Walls Restaurant onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 yards turn left into Bentley Drive. Proceed along and follow the road around into Upper Well Close where the property will be found in the cul de sac in the top right hand corner.

Accommodation Comprises

Hallway



Having a radiator, stairs leading to the first floor, door to the front with glazed side panels and doors leading to the ground floor bedroom, storage room/ cloakroom and utility.

Ground Floor Bedroom 13'4" x 10'3" (4.08m x 3.14m)



A good sized double bedroom with a window to the front, radiator and doors leading to the walk in wardrobe and en suite shower room.

Dressing Room

Having a window to the rear, shelving and hanging rails and a radiator.

En Suite Shower Room



Fitted with a shower cubicle, window to the rear, w.c., wash hand basin on a vanity unit with a mixer tap over, radiator, extractor fan, part tiled walls and a shaver point.

Cloakroom

The original cloakroom has had the w.c. removed to provide good storage. There is provision to reinstall the w.c. ,if required.

Utility 5'11" x 5'11" (1.81m x 1.81m)

Fitted with base and wall units with work surfaces over, window and part glazed door to the rear, plumbing for a washing machine and space for a drier, stainless steel sink, part tiled walls, tiled floor, radiator and wall mounted Worcester gas fired boiler.

First Floor Landing



Having a window to the rear, stairs leading to the second floor, radiator and doors leading to the lounge and kitchen.

Lounge 19'4" x 10'7" (5.91m x 3.24m)



A good sized reception room with windows to the front and rear, two radiators, central electric fireplace, tv point and an archway through to the study area.

Additional Photo



Study Area 6'1" x 5'6" (1.86m x 1.69m)

Having a window to the front, radiator, store cupboard off and a door through to the kitchen.

Kitchen/ Dining Room 19'4" x 10'4" (5.91m x 3.16m)



The impressive kitchen is fitted with a good range of base and wall units in white with contrasting granite work surfaces and upstands over, two radiators, one and a half bowl sink with a mixer tap over, windows to the front and the rear, integrated dishwasher, double electric oven, gas hob, chimney extractor fan over, glass splashback, tile effect floor, spotlighting, integrated fridge/ freezer, space for an American fridge and display cabinets.

Additional Photo



Second Floor Landing

Having a window to the front, radiator, loft hatch, airing cupboard with tank and doors leading to the three bedrooms and family bathroom.

Bedroom Two 13'3" x 10'5" (4.05m x 3.20m)



Another good sized double bedroom having a window to the front, radiator and a door leading to the en suite.

Second En Suite



The en suite has a modern suite with a corner shower cubicle, w.c. on a vanity unit, wash hand basin on a vanity unit with a mixer tap over, tiled floor, part tiled walls, radiator, vinyl flooring, a window to the rear and an extractor fan.

Bedroom Four 10'9" x 7'0" (3.30m x 2.14m)



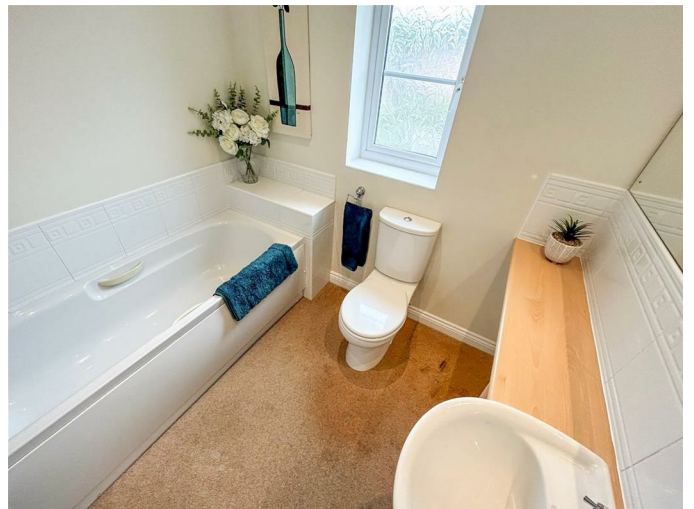
Having a window to the front and a radiator.

Bedroom Three 12'1" x 10'9" (3.69m x 3.29m)



A good sized double room having a window to the rear, radiator and a tv point.

Family Bathroom



The family bathroom has a window to the rear, panelled bath with a mixer tap over and a shower head, part tiled walls, low level w.c., wash hand

basin on a vanity unit with a mixer tap over, radiator, tiled floor, shaver point and an extractor fan.

Front Gardens

The property is approached over a shared driveway leading to the property. The gardens are mainly gravelled providing parking for several vehicles. A paved pathway leads to the front door. A gated driveway and carport gives access and further parking leading to the garage.

Carport and Garage

The property has a further parking area with a gated carport leading to the single garage. The garage has an up and over door, power and lighting and eaves storage.

Rear Gardens



To the rear of the property there is a paved patio with well maintained lawned gardens beyond. There is an additional paved area ideal for entertaining and the garden is fully enclosed by fence panelling making it ideal for children and pets.

Additional Photo



Additional Photo



Additional Photo



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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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.

Services

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

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.

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.

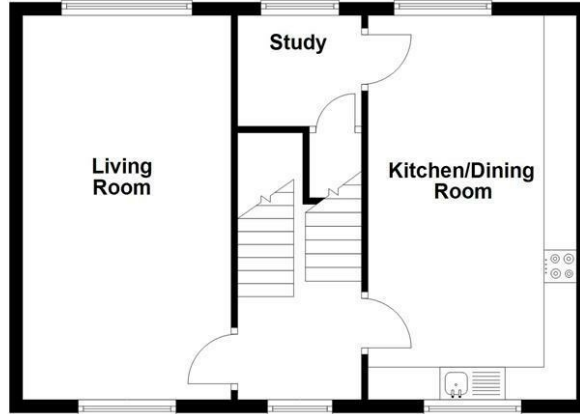
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

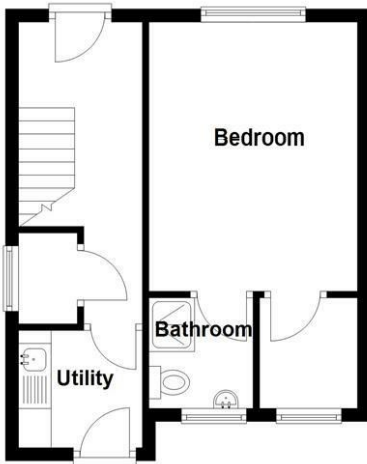
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

Floor Plan

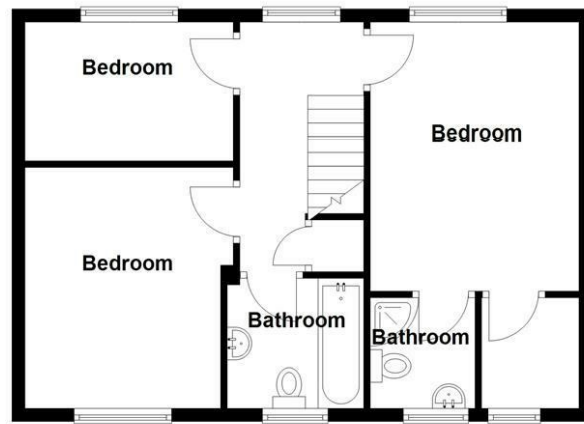
First Floor



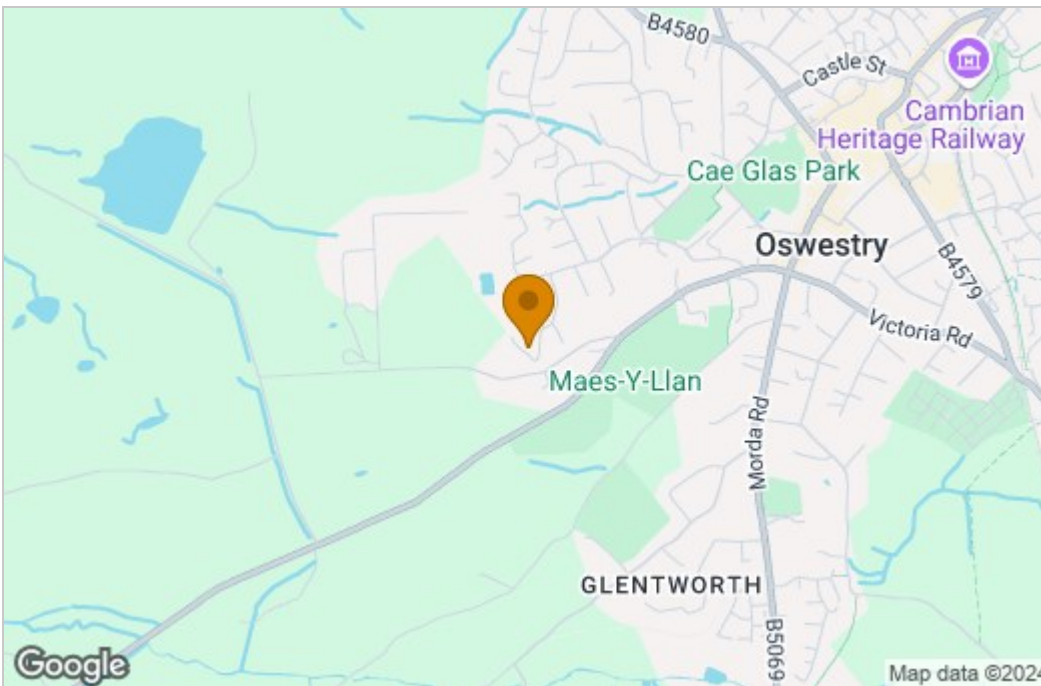
Ground Floor



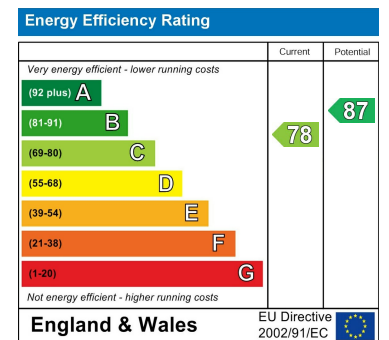
Second Floor



Area Map



Energy Efficiency Graph



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