

# Town & Country

Estate & Letting Agents



**23 Oaklands Road, Chirk Bank, LL14 5DP**

**£279,950**

Town and Country Oswestry are pleased to offer this characterful Victorian semi-detached property located in the pretty and popular village of Chirk Bank. The property backs onto the famous Canal with great walks and stunning scenery, whilst still being really accessible to good road links and larger towns and cities. Accommodation comprises a hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. There is a driveway, generous gated off road parking area, and a large rear garden which leads onto the canal. Full of character, this property would make a lovely family home in a great location.



## Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed along down the hill until observing the Bridge public house on the left. Turn left here signposted Chirk Bank. Proceed up the hill and over the canal bridge. Turn left onto Oaklands Road where the property will be found on the left after approximately 200 metres identified by our For Sale board.

## Accommodation Comprises:

### Hallway

With high ceilings, stripped pine doors and deep skirting boards, the property has plenty of original features. With a door to the front, doors lead to the lounge and dining room, a radiator and stairs lead to the first floor.

### Lounge 11'8" x 11'11" (3.58 x 3.65m)



The lounge sits at the front of the property with a large window taking in the views over the farmland at the front, fireplace with wooden beam over, slate hearth and log burner inset. Stripped wooden floorboards, TV point and picture rail.

### Dining Room 12'11" x 12'7" (3.95 x 3.85m)



With a window to the rear overlooking the rear garden, original built in alcove cupboard with stripped wooden doors, open fireplace (currently blanked off) a radiator and leading through to the kitchen.

### Kitchen 9'6" x 8'0" (2.90 x 2.45m)



The kitchen sits at the rear of the property with a window to the side, there is an exposed brick archway which has been kept as a feature, a range of base and wall units with worktops over, quarry tiled floor, stainless steel sink with mixer tap and drainer, space for an electric cooker, with extractor fan over, space and plumbing for a washing machine and wall mounted gas fired central heating boiler. A door leads to a useful understairs storage cupboard/pantry cupboard.

## Landing



With the continuation of the high ceilings and deep original skirting, the period features continue to the upstairs of the property. Stripped wooden doors lead to the bedrooms and bathroom, there is a large built in storage cupboard, perfect for storing linen and towels.

## Bedroom Three 10'6" x 8'0" (3.21 x 2.45m)



Sitting at the rear of the property with a window overlooking the garden and a radiator.

## Bedroom One 9'6" x 13'1" (2.91 x 4.00m)



Bedroom one, a good sized double room, sits to the rear of the property with a large window overlooking the garden, original cast iron feature fireplace and a radiator.

## Fireplace in Bedroom One



## Bedroom Two 9'0" x 11'7" (2.75 x 3.55m)



Another good sized double bedroom with a window to the front taking in the views over the adjacent



fields, a radiator, access to the loft space via two stripped wooden doors, original cast iron feature fireplace.

### Bedroom Two Additional Photograph

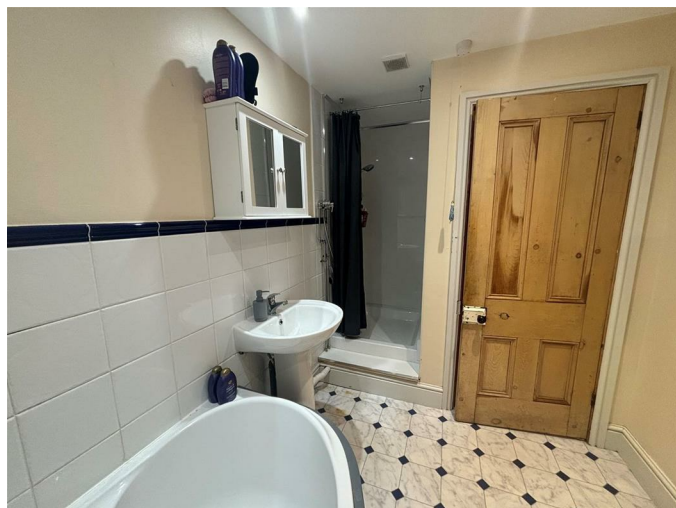


### Family Bathroom 8'2" x 6'5" (2.50 x 1.97m)



Fitted with a corner bath, pedestal wash hand basin with mixer tap over, separate shower cubicle with mains powered shower and shower curtain, W/C, heated towel rail, part tiled walls and vinyl flooring.

### Bathroom Additional Photograph



### Shed & Outhouse

To the rear of the property there is a brick built outhouse, the left hand side is currently used as storage for lawnmowers and garden equipment and the right hand side has an outside toilet, power and lighting.

### Front Garden

To the front of the property there is a gravelled driveway providing parking for several vehicles and leading to the rear of the property where there is space and off road parking for multiple vehicles. A lawned garden sits to either side of the driveway.

### Front Garden

### Driveway





## Parking Area



## Aerial Photograph



## Rear Garden



The rear garden is a fantastic feature of the property with a generous lawned garden and paved patio area. The lower garden leads to the Shropshire union canal. The towpath is on the opposite side so the property and it's garden are very private. The garden also has the benefit of several sheds providing plenty of storage.

## Aerial Photograph of the Garden



## The Canal



The popular Shropshire Union canal runs past the bottom of the garden. There are a number of fantastic walks from the property which include walking over the Thomas Telford Aqueduct into the pretty town of Chirk.

## The Views from the Front 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 B.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### 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.

### **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.

### **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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

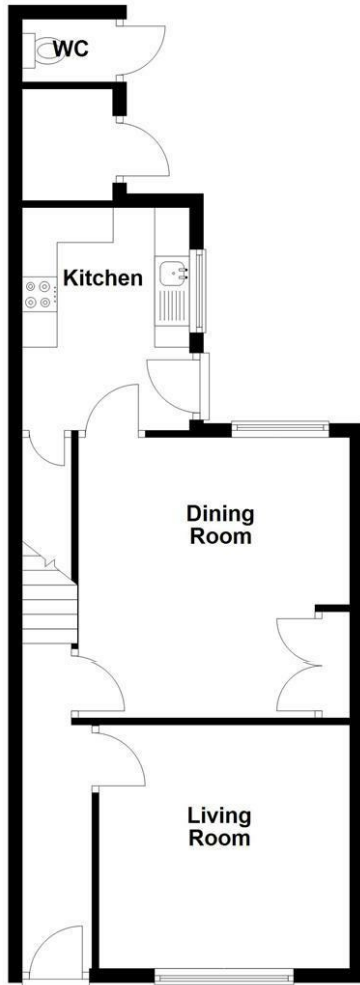
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

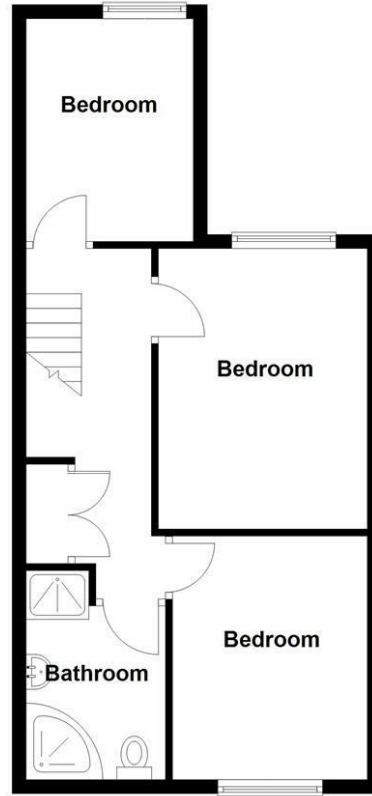


# Floor Plan

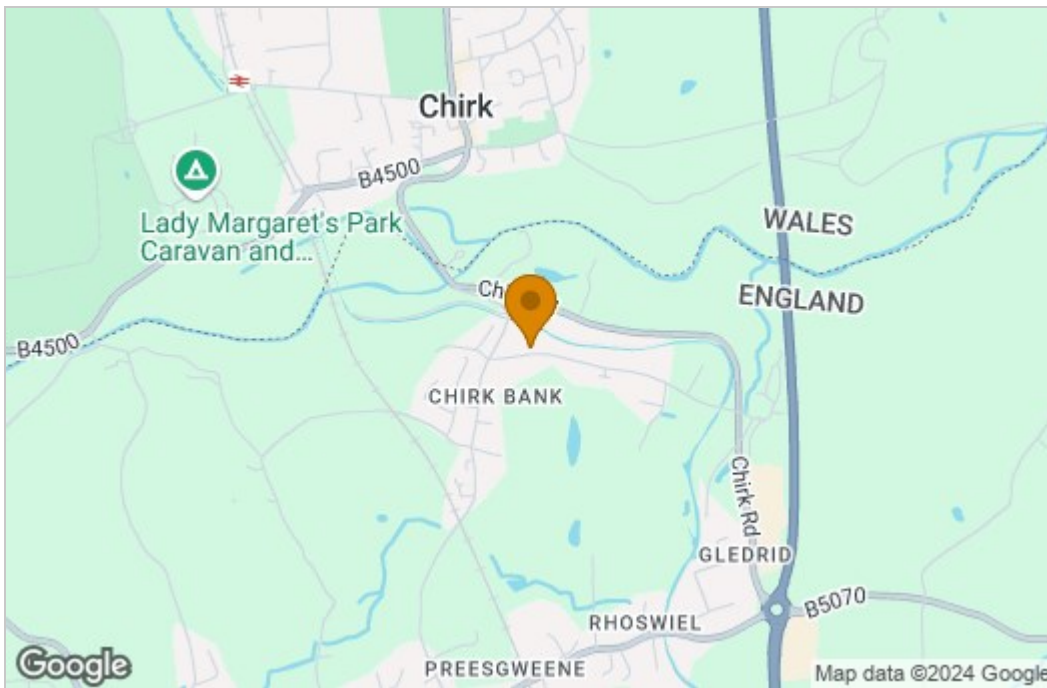
Ground Floor



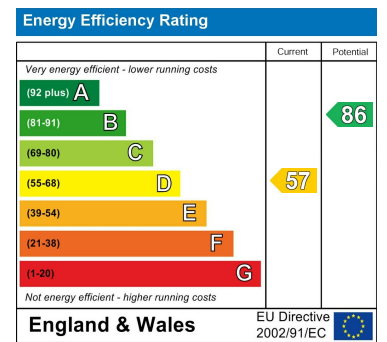
First Floor



# Area Map



# Energy Efficiency Graph



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