Town & Country

Estate & Letting Agents









1 Crampton Court, Oswestry, SY11 2YP

Offers In The Region Of £268,500

WITH NO ONWARD CHAIN!! Town and Country are excited to market this delightful detached family home. Recently decorated and fitted with new carpets throughout, the house presents a fresh and modern aesthetic, ready for you to move in to. The property boasts a spacious living room, well-appointed kitchen/breakfast room with separate dining area, three bedrooms and large family bathroom, with plenty of space for the family and entertaining guests alike. The private rear garden offers a tranquil space to enjoy throughout the year. Conveniently located close to daily amenities, everything you need is within easy reach. This home is ready for you to make it your own without delay.

Directions



From our Willow Street office proceed out of town and turn right onto Castle Street. At the bottom of Castle Street turn left onto Beatrice Street and follow the road out of town, turning right onto Whittington Road. Turn right again onto Unicorn Road then left at the roundabout onto Cabin Lane. Proceed along and turn right into Aston Way then first left into Longueville Drive and then first right onto Smale Rise. Follow the road along where the property will be observed on the right hand side, identified by our for sale board just at the start of the Crampton Court cul de sac.

Accommodation Comprises:

Hallway

The Hallway has a part glazed door to the front, radiator, coved ceiling, doors leading to the cloakroom and the lounge and stairs leading to the first floor accommodation.

Cloakroom



The ground floor Cloakroom has a window to the front, low level w.c., wash hand basin, radiator, part tiled walls and wood flooring.

Lounge 15'9" x 13'4" (4.81m x 4.07m)



The spacious, bright Lounge has a large window to the front flooding the room with plenty of natural light, radiator, coved ceiling, telephone point and a useful under stairs cupboard. A door leads through to the Kitchen.

Additional Photograph



Dining Room 10'4" x 8'1" (3.16m x 2.47m)



The Dining Room is located just off the kitchen and

could be adapted for a number of uses including a playroom, home office or even a ground floor fourth bedroom. Having a radiator and a window overlooking the rear garden.

Kitchen/ Breakfast Room 17'0" x 10'4" (5.20m x 3.16m)



The well appointed kitchen/ breakfast room is an ideal place to entertain friends and family alike. Fitted with a good range of oak style framed base and wall units with contrasting work surfaces over, tiled flooring, part tiled walls, Belling electric oven, gas hob and a chimney style extractor fan over, one and a half bowl sink with a mixer tap over, integrated dishwasher, space and provision for a tall fridge/ freezer, spotlighting and a window to the rear overlooking the garden. The breakfast area also has a window to the rear, a part glazed door leading out to the garden, a door leading to the utility, radiator and a fitted dresser type display unit.

Additional Photograph



Additional Photograph



Additional Photograph

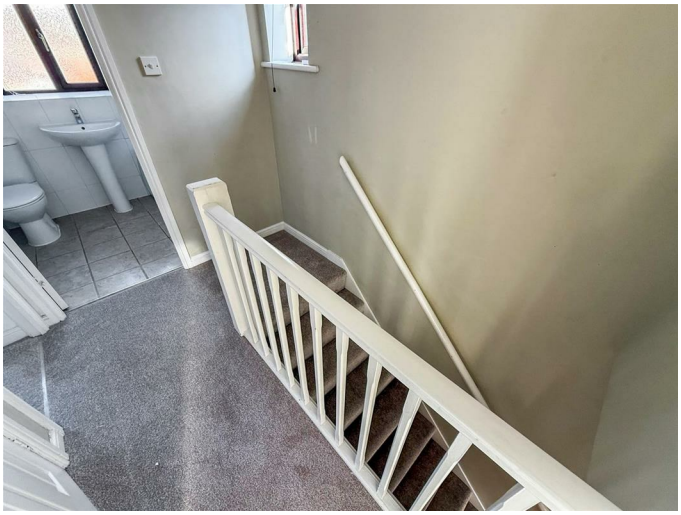


Utility 5'11" x 7'11" (1.82m x 2.43m)



The Utility has a window to the side, wood flooring, space and plumbing for appliances, loft hatch and a door leading through to the garage.

First Floor Landing



To the first floor there is a window to the side, airing cupboard with hot water tank, loft hatch and doors leading to the bedrooms and the family bathroom.

Bedroom One 9'8" x 9'4" (2.97m x 2.86m)



The first Double Bedroom has a window to the rear overlooking the garden, radiator, coved ceiling and built in triple mirror fronted wardrobes offering a good amount of hanging space and shelving.

Bedroom Two 8'9" x 10'2" (2.67m x 3.12m)



The second Double Bedroom has a window to the front, coved ceiling, radiator and a fitted triple mirrored wardrobe offering great storage.

Bedroom Three 7'6" x 6'11" (2.31m x 2.11m)



The third bedroom has a coved ceiling, radiator and a window to the front.

Family Bathroom



The modern Family Bathroom is fitted with a white

suite comprising a panel bath with mixer taps over and an electric shower, low level w.c., wash hand basin with a mixer tap over, heated towel rail, tiled flooring, fully tilled walls, coved ceiling and a window to the rear.

To The Front



The property sits at the edge of the cul de sac and has lawned gardens and a double width tarmac driveway offering good parking space for several vehicles. A gate and pathway at the side give access to the rear garden.

Single Garage 8'0" x 11'7" (2.45m x 3.54m)



The integral garage has an up and over door, power and lighting. Please note that the garage has been mane shorted in length by the addition of the utility room.

Rear Gardens



The rear garden is another great feature of this lovely family home being very private. There is a paved area along with lawns and a decked seating area ideal for entertaining as the rear garden does attract the sun. The garden is fully enclosed by walling and fencing making it ideal for pets and children. There is a further patio area at the side along with a garden shed.

Additional Photograph



Additional Photograph



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.

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 C.

Services

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

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

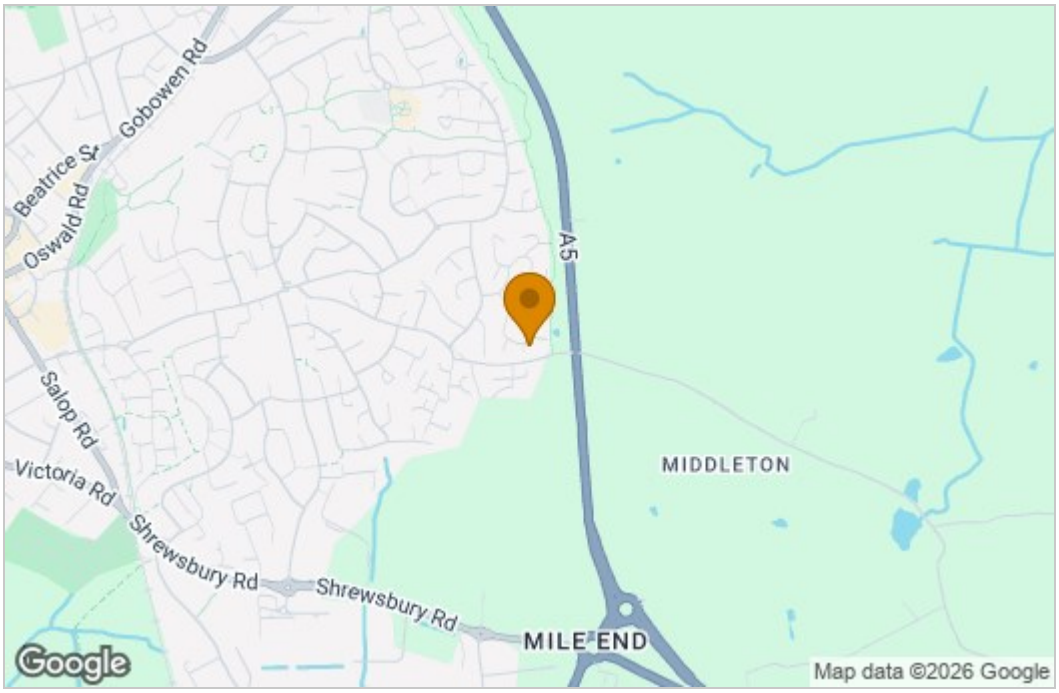
Additional Information

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.

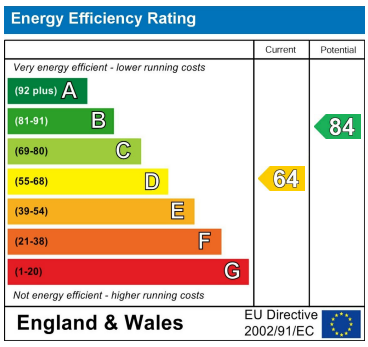
Floor Plan



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk