

# Town & Country

Estate & Letting Agents



**5 Three Trees Station Road, Whittington, SY11 4DE**

**Offers In The Region Of £225,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained, character three bedroom cottage situated in the heart of the pretty and sought after village of Whittington. The property offers spacious, well laid out accommodation with porch, kitchen, utility, living room, dining room, three bedrooms and a family bathroom. There is an enclosed rear garden with plenty of space to the front to park in the cul de sac. Being just a stones throw from the famous Whittington Castle and a short walk from the primary school, the property is well placed for families and those wanting a real village community feel.

## Directions



From Oswestry take the Whittington road out of town. Proceed into the village and continue to the T-junction. Turn left and proceed taking the first turning on the left into the cul de sac where the property will be found in top right hand corner.

## Accommodation Comprises

### Hallway

The hallway has a part glazed door to the front and stairs leading to the first floor. A door leads through to the dining room.

### Dining Room 12'1" x 11'10" (3.69m x 3.63m)

The good sized dining room has a window to the front, original beamed ceiling and a radiator. A door leads through to the lounge.

### Lounge 15'0" x 12'6" (4.59m x 3.83m)



The spacious lounge has a radiator, a window to the front, original beamed ceiling, tv point and focal fireplace with an open fire and surround. A door leads through to the kitchen.

## Additional Photo



### Kitchen 7'10" x 7'4" (2.40m x 2.26m)



The well appointed kitchen is fitted with a range of base and wall units with contrasting work surfaces over, single drainer sink unit with a mixer tap over, electric oven, gas hob and extractor fan over, integrated fridge, part tiled walls and a door and window leading onto the porch. The kitchen opens onto the utility making it a very workable space.

**Utility 7'11" x 4'5" (2.42m x 1.36m)**



The utility has fitted base units with contrasting work surfaces, single drainer sink, plumbing and space for appliances, tiled flooring and a window to the side.

**Rear Porch 11'11" x 5'1" (3.65m x 1.55m)**



The rear porch is an ideal space for coats and shoes and has a tiled floor, upvc frame and a part glazed door leading out to the garden.

**To The First Floor**



The first floor gives access to the bedrooms and the bathroom and has a window to the front and loft hatch giving loft access.

**Bedroom One 12'1" x 11'11" (3.69m x 3.65m)**



A good sized double bedroom having a radiator and a window to the rear.

**Bedroom Two 12'8" x 9'4" (3.87m x 2.86m)**



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

### Bedroom Three 12'0" x 8'0" (3.68m x 2.44m)



The third bedroom has a radiator, fitted shelving and a window to the front.

### Family Bathroom



The modern bathroom is fitted with a panel bath with a mains powered shower and glass screen over, wash hand basin and a low level w.c. The walls are part tiled and there is a heated towel rail, extractor fan, rooflight, shaver light and wood flooring.

### To The Outside



The garden is accessed through a gate leading off the road into the property. There is a courtyard style garden with paved areas ideal for sitting and relaxing. There are shrubbed flower beds and a canopy porch over the front door. A garden shed provides good storage and fence panelling boundaries offer a good degree of privacy.

### Additional Photo



### Location



The property is in the popular village of Whittington just a short walk to the famous Castle in the heart of the village.

### 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.

### 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 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**

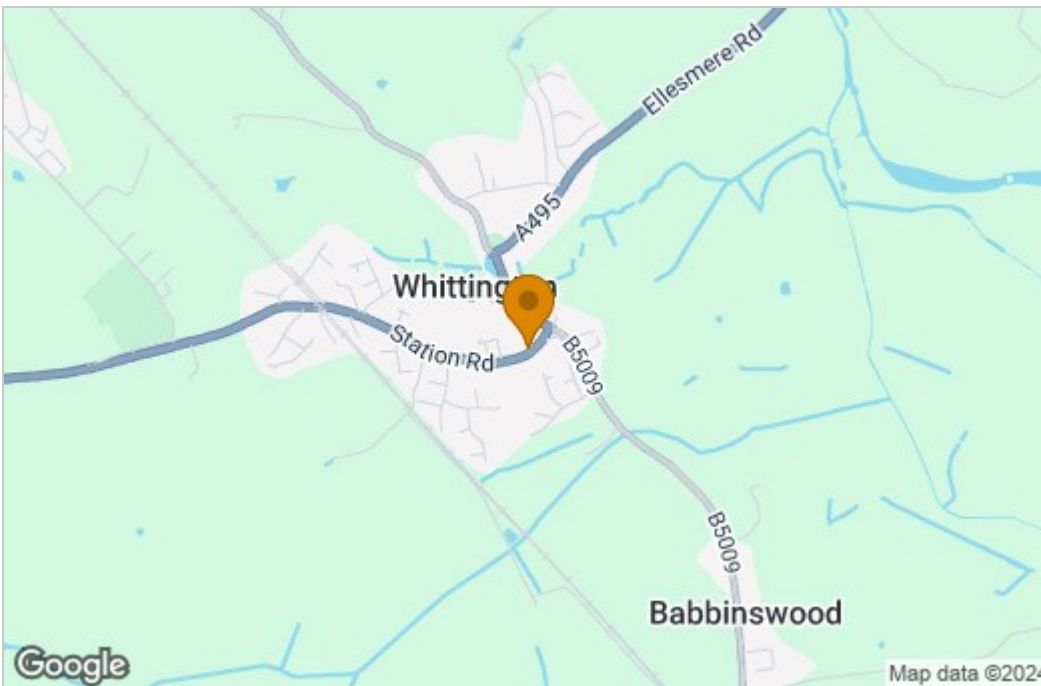
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

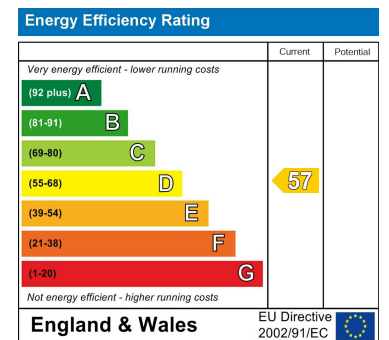
# Floor Plan



# Area Map



# Energy Efficiency Graph



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