

# Town & Country

Estate & Letting Agents



**43 Windsor Road, Oswestry, SY11 2UB**

**£225,000**

NO ONWARD CHAIN! Town and Country are pleased to offer Windsor Road, Oswestry - a well presented two-bedroom semi-detached bungalow. This property boasts a spacious living space, two double bedrooms, conservatory and a family bathroom. With a well maintained large rear garden and plenty of off road parking space, this further adds to the appeal of this property. Located on the outskirts of Oswestry, this property has local amenities at your fingertips and great road links to larger towns and cities.

## Directions

From our Oswestry office proceed up Willow Street turning right onto Castle Street, continue straight on to Beatrice Street, turn right onto Whittington Road, then right onto Unicorn Road. Take the first left onto Windsor Road and the property will be observed on the left hand side.

## Accommodation Comprises

**Lounge 13'9" x 15'5" (4.20m x 4.70m)**



The spacious and bright lounge has a door and window to the front flooding the room with plenty of natural light, a sliding door leads through to the kitchen. With a feature fireplace with wooden surround, marble hearth and electric fire inset, a TV point and two radiators. A door leads to the inner hallway.

## Lounge Additional Photograph



**Kitchen/Dining Room 16'0" x 7'9" (4.88m x 2.37m)**



The kitchen has a window to the front and door the side with a part glazed door opening to the side of the property. The kitchen is fitted with a range of base and wall units with contrasting work surfaces over, space and plumbing for a washing machine. Built in electric double oven with gas hob and extractor fan, Worcester gas fired boiler, tiled floor, part tiled walls, stainless steel single bowl sink and drainer and a radiator. There is room for a small table and chairs.

## Kitchen



### Dining Room



### Inner Hallway

Hallway with doors leading to the two bedrooms and a family bathroom, loft hatch and double doors into a large storage cupboard housing a radiator.

### Conservatory 9'2" x 9'4" (2.80m x 2.85m )



Leading off from Bedroom one, the conservatory has a tiled floor, radiator, views over the garden and double doors to the side opening onto the patio.

### Bedroom One 11'8" x 10'11" (3.58m x 3.33m)



French doors to the rear into Conservatory, bedroom one, a generous double room, is fitted with a range of built in wardrobes and over bed storage, door to walk in storage cupboard with additional hanging space and shelving and a radiator.

### Bedroom Two 10'7" x 10'5" (3.25m x 3.20m)



A second double room with a window to the rear overlooking garden and a radiator.

### Bathroom 4'11" x 7'10" (1.52m x 2.41m)



The modern bathroom has a window to the side, vinyl flooring, a large walk in shower cubicle, heated towel rail, W/C and wash hand basin on vanity unit with mixer tap, shaver point and part tiled walls.

### Driveway & Garage



The driveway provides parking for numerous vehicles with an additional large parking area with secure gate perfect for the storage of a motorhome or caravan. The garage has an up and over door and the benefit of power and lighting.

### Front Garden



The front garden is gravelled for low maintenance with boundary walls. A driveway provides parking and double gates lead to a further large parking area. A pathway leads to the front door.

### Rear Garden



The private large rear garden is a fantastic feature of the property. Fully enclosed making it ideal for children and pets the garden benefits from a generous patio area and areas mainly laid to lawn with borders planted with mature shrubs. There is a greenhouse and an area to the side and rear of the garage ideal for storage.

### 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 B.

### **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.

### **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

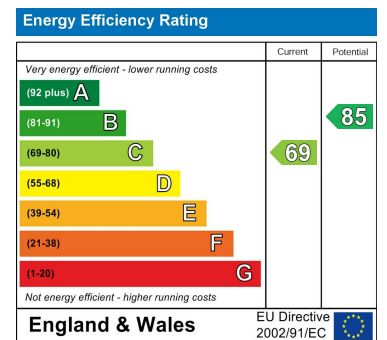
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk