

# Town & Country

Estate & Letting Agents



**21 Mandir Close, Oswestry, SY11 2GB**

**Offers In The Region Of £209,000**

Town and Country Oswestry offer this well maintained three bedroom semi detached family home to the market. The property is located in a quiet cul de sac and has a hallway, cloakroom, kitchen, lounge/ dining room, lovely conservatory, three bedrooms and a family bathroom. There is a driveway to the side along with a single garage and an enclosed private rear garden with far reaching views. Located on the outskirts of the town, all amenities are close at hand whilst it is easy to get onto the road networks to commute to larger towns and cities.



## DIRECTIONS

From our office in Oswestry proceed up Willow Street turning right onto Castle Street turning left at the junction onto Beatrice Street. Follow the one way system back into the town centre up Oswald Road and then left onto Salop Road. At the crossroads turn left onto Middleton Road, continue along turning right onto Prince Charles Road, then turn left onto Middleton Road. Follow the road around and bear to the left onto Cae Melin Avenue Take the first left onto Mandir Close and bear left where the property will be found on the right hand side.

## ENTRANCE HALL

Having a radiator, door to the front, wood flooring, stairs leading to the first floor and doors leading to the cloakroom, lounge and the kitchen.

## DOWNSTAIRS CLOAKROOM

The cloakroom has a radiator, corner wash hand basin with a mixer tap over, tiled flooring, low level w.c. and an extractor fan.

## KITCHEN 8'5" x8'2" (2.59m x2.50m)



The kitchen is fitted with a range of beech coloured base and wall units with work surfaces over, white ceramic one and a half bowl sink with a mixer tap over, plumbing for a washing machine and dishwasher, part tiled walls, Worcester gas fired boiler, tiled flooring, electric oven, gas hob, chimney style extractor fan, radiator, space for a fridge/ freezer and a window to the front.

## LOUNGE/DINING ROOM 15'5" x 14'7" (4.71m x 4.45m)



The good sized lounge/ dining room has a window to the rear and a patio door leading to the garden conservatory, wood flooring, under stairs cupboard, two radiators and a tv point.

## ADDITIONAL PHOTO



## CONSERVATORY 14'2" x 7'10" (4.32m x 2.40m)



The conservatory offers another great reception



space having tiled flooring and French doors leading out to the garden.

### LANDING

The landing has a loft hatch and an airing cupboard with shelving and a radiator. Doors lead off to the bedrooms and the bathroom.

### BEDROOM ONE 12'11" x 8'3" (3.95m x 2.54m)



The first double bedroom has a window to the front, fitted wardrobes with sliding doors and a radiator.

### BEDROOM TWO 11'0" x 8'1" (3.36m x 2.48m)



The second double bedroom has a window to the rear with far reaching views and a radiator.

### BEDROOM THREE 6'5" x 6'2" (1.96m x 1.90m)



The third bedroom has a window to the rear with great views and a radiator.

### FAMILY BATHROOM



The bathroom is fitted with a modern white suite comprising a panel bath with a glass screen and mains shower over with two shower heads, wash hand basin with a mixer tap over, low level w.c., radiator, a window to the front, part tiled walls, vinyl flooring, shaver point and an extractor fan.

### SINGLE GARAGE

There is a single garage to the side with driveway parking for two - three cars.



## GARDENS



To the front there is a small area for pots and shrubs along with outside lighting. The private rear gardens are low maintenance and have a large patio and entertaining area, a door to the garage and fence panelling to the boundaries. The property enjoys an open aspect to the rear over fields.

## ADDITIONAL PHOTO



## VIEWS TO THE REAR



## 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.com), [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 B.

## 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

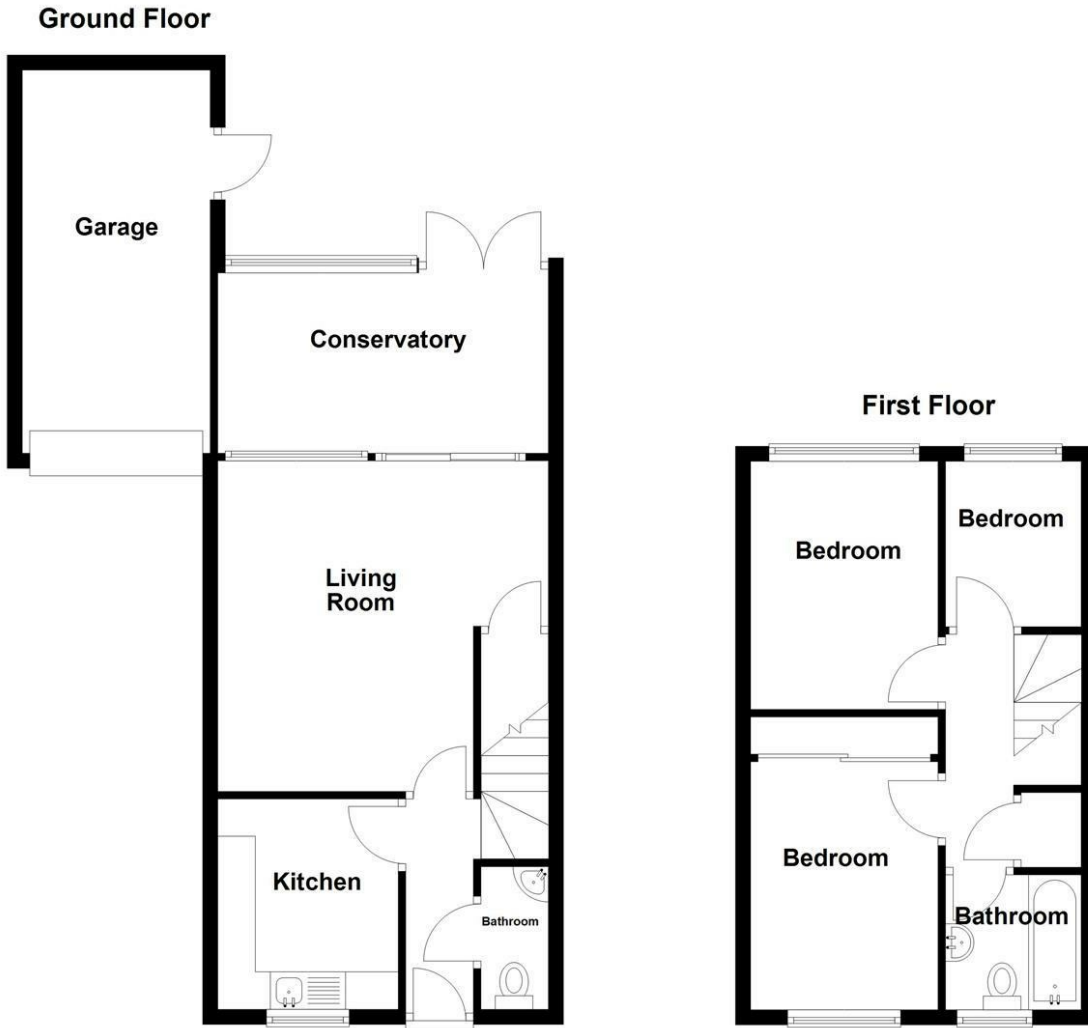
Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## 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 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.

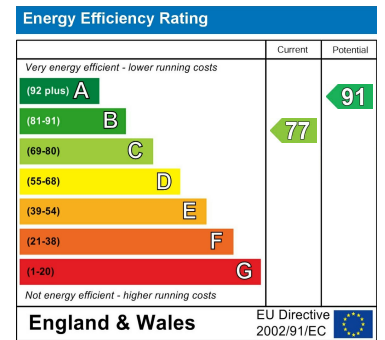
## Floor Plan



## Area Map



## Energy Efficiency Graph



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