

# Town & Country

Estate & Letting Agents



**14 Oak Street, Oswestry, SY11 1LJ**

**£100,000**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this two bedroom mid terraced house to the market. The property comprises an open plan lounge/ dining room, kitchen, two bedrooms and a bathroom. There is a garden area to the rear. Oswestry town centre is a five minute walk from the property and has all daily amenities.

### Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Take the first turning on the left into Oak Street where the property will be found on the left hand side.

### Lounge/ Dining Room 11'8" x 23'1" (3.56m x 7.06m )



With a window to the front, two radiators, a window to the rear, stairs off to the first floor, wood flooring and a part glazed door to the front. A door leads through to the kitchen.

### Additional Photo



### Kitchen 7'11" x 6'9" (2.42m x 2.07m)

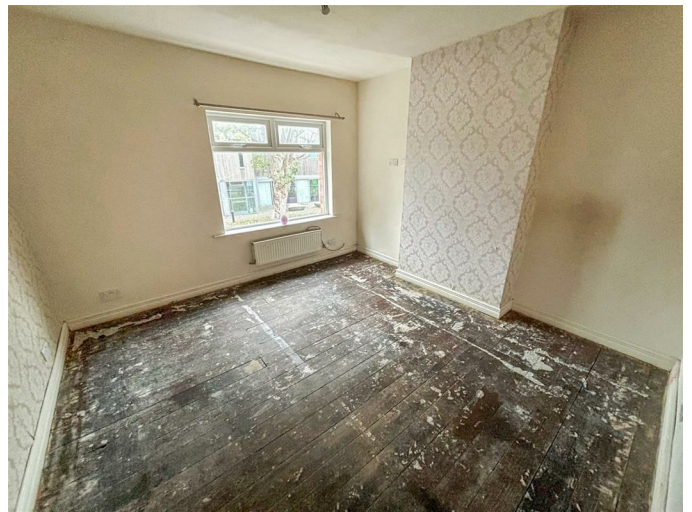


The kitchen is fitted with base and wall units with work surfaces over, stainless steel double sink with a mixer tap, Gas boiler, a window to the rear, Gas cooker, Tiled floor and part glazed door leading to the rear garden.

### Landing

Having a loft hatch and doors off to the bedrooms.

### Bedroom One 11'10" 11'8" (3.61m 3.56m )



With a window to the front and a radiator.

### Bedroom Two 8'9" x 10'11" (2.69m x 3.33m)



Having a window to the rear, Radiator, two built in cupboards and door leading to the bathroom.

### Bathroom



With a window to the rear, bath, wall mounted wash hand basin with mixer taps, W/C, extractor fan, concealed shower and head, part tiled walls and tiled flooring.

### Rear Garden



The rear garden has a paved area and garden shed with fence panelling.

### 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 A.

### **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

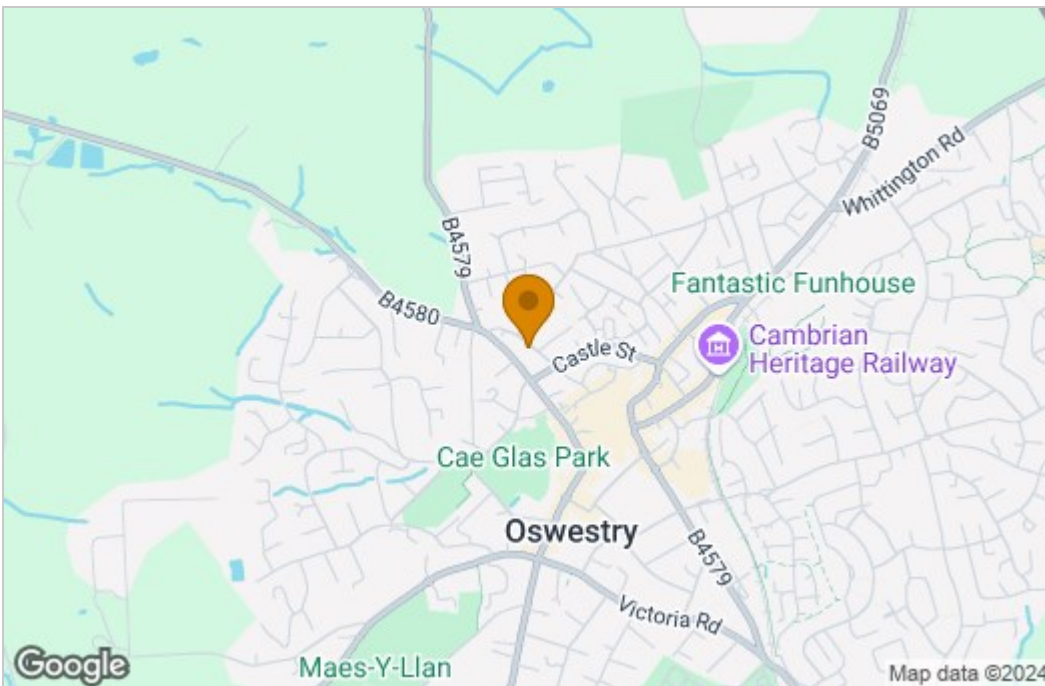
### **Additional Information**

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.

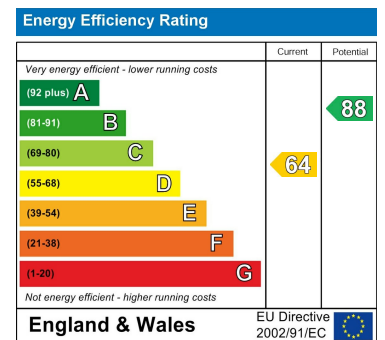
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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