

# Town & Country

Estate & Letting Agents



**22 Llanforda Rise, Oswestry, SY11 1SY**

**Offers In The Region Of £420,000**

Town and Country Oswestry offer this superb, well presented four double bedroom detached family homeset in a highly sought after area of Oswestry town. The property has been well maintained by the present owners with well laid out, spacious accommodation with bright, airy rooms all in fantastic decorative order. The property also benefits from parking and a double garage along with well maintained gardens and a great location within the town. A viewing is highly recommended to appreciate the location and condition of this lovely family home.

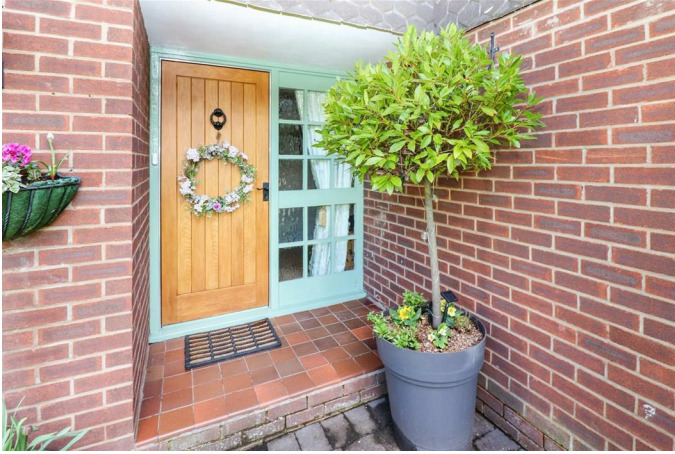


### Directions

From our Oswestry Office in Willow Street. Turn left onto Welsh Walls at the staggered crossroads and turn right into Brynhafod Road. Turn left into Llanforda Rise and proceed up the road where the property will be seen on the right hand side.

### Accommodation Comprises

#### Porch



A lovely porch area with quarry tiled flooring and lighting leads to the front door.

#### Hallway



The good sized hallway has a door to the front with a glazed side panel, radiator, wood flooring, coved ceiling, stairs leading to the first floor and doors leading to the dining room, lounge and the shower room.

### Lounge 20'11" x 12'0" (6.40m x 3.67m)



The bright and spacious lounge has a bow window to the front, French doors leading out to the rear garden, wall lighting, two radiators, coved ceiling, feature log burner style fireplace with a tiled hearth and a beam over, tv point and glazed doors leading through to the dining room.

#### Additional Photo



#### Fireplace





### Dining Room 11'0" x 10'10" (3.36m x 3.32m)



The dining room has tiled flooring, a radiator, French doors leading out to the rear garden, a coved ceiling and a door leading through to the kitchen.

### Kitchen 10'10" x 10'4" (3.32m x 3.17m)



The well appointed kitchen is fitted with a good range of base and wall units in grey shaker style with contrasting granite worktops and upstands, a double inset Belfast sink with a flexi mixer tap over, large pan drawers, ceramic hob, integrated extractor fan, eye level Neff double electric oven, integrated Neff dishwasher, radiator, integrated fridge/ freezer, tiled flooring, coved ceiling, spotlighting, a window to the rear overlooking the garden and a glazed door leading out to the side.

### Additional Photo



### Shower Room



The shower room is fitted with a shower cubicle with a Triton electric shower, low level w.c., wash hand basin, part tiled walls, heated towel rail, tiled flooring and a window to the side.

### First Floor Landing



The bright first floor landing has the spindled bannister, a window to the front, wall lighting, coved ceiling and doors leading to the bedrooms and the bathroom.



**Bedroom One 13'3" x 9'10" (4.06m x 3.00m)**



The first double bedroom has a window to the front, radiator and a covered ceiling.

**Bedroom Two 14'4" x 10'11" (4.38m x 3.34m)**



The second double bedroom has a window to the rear overlooking the garden, radiator, built in double wardrobe, covered ceiling and wall lighting.

**Additional Photo**



**Bedroom Three 10'11" x 9'0" (3.34m x 2.75m)**



The third double bedroom has a window to the rear overlooking the garden, radiator and a built in double wardrobe.

**Bedroom Four 10'11" x 10'5" (3.35m x 3.19m)**



The fourth double bedroom has a window to the rear overlooking the garden, radiator and a covered ceiling.

**Family Bathroom 12'2" x 7'10" (3.71m x 2.40m)**



The impressive family bathroom has a panelled bath with a central mixer tap and shower head, wash hand basin, low level w.c., heated towel rail, a window to the side, separate double shower cubicle with rainfall shower head and hand held shower,



vinyl flooring, part tiled walls, shaver point, radiator and a large walk in linen cupboard with tank and fitted shelving.

#### Additional Photo



#### Double Garage 16'2" x 14'10" (4.94m x 4.53m)



The double garage has an up and over door, useful eaves storage area, tiled flooring, fitted work bench and fitted base and wall units providing a utility area along the rear. There is plumbing for a washing machine and space for appliances, fitted sink, part tiled walls, power and lighting and side personal door.

#### To The Front



To the front of the property the gardens are well maintained and planted with a variety of shrubs and bushes along with a lawned area. A block paved driveway provides parking for several vehicles and leads to the garage. A pathway leads to the front door with a gate at the side giving access to the rear garden.

#### Additional Photo



#### To The Rear



The side and rear gardens are another great feature of this property having a block paved covered area to the side ideal for sitting out. The good sized rear garden has a paved patio with extensive lawns and



planted flower beds all enclosed by hedging and fencing enjoying lots of privacy. There is also a summerhouse and outside power supply.

#### **Additional Photo**



#### **Additional Photo**



#### **Additional Photo**



#### **Additional Photo**



#### **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, 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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country 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 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.

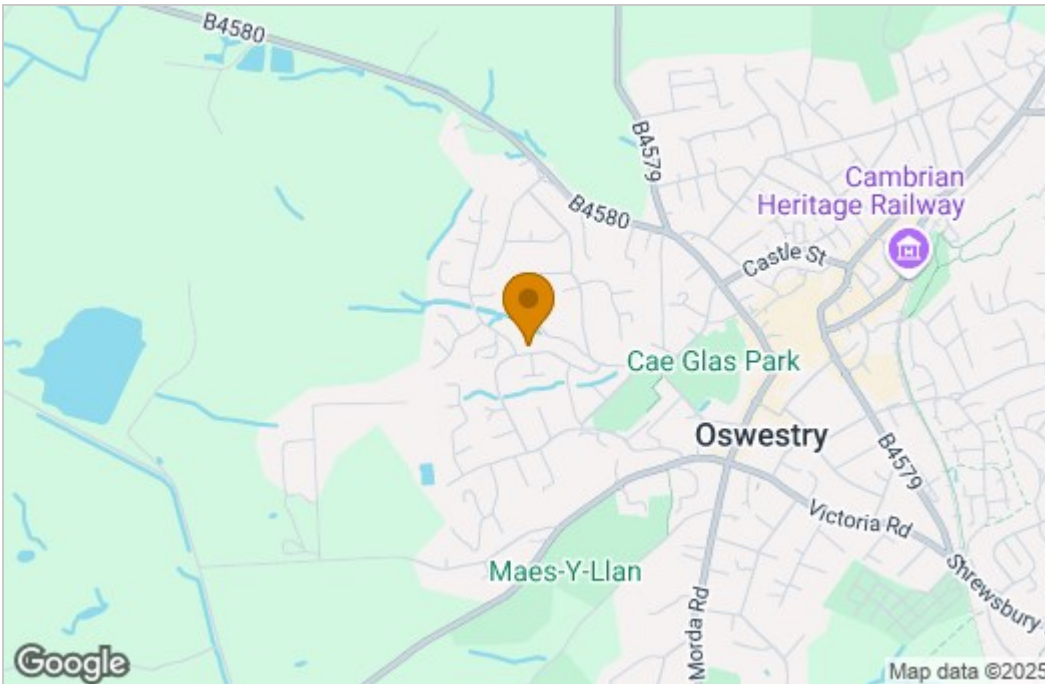


# Floor Plan

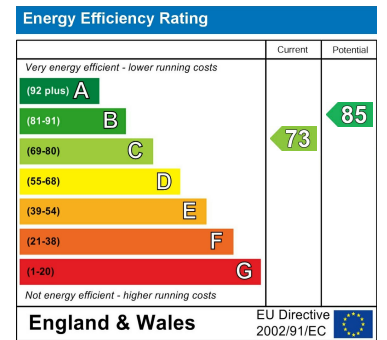


Total area: approx. 155.1 sq. metres (1669.4 sq. feet)

# 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