

# Town & Country

Estate & Letting Agents



**33 Oaklands Road, Chirk Bank, LL14 5DP**

**Offers In The Region Of £350,000**

Town and Country Oswestry offer this absolutely delightful canal side country home full of original character and charm. The property has two good sized reception rooms, a spacious dining room and kitchen, cloakroom, hallway and a conservatory. There are three double bedrooms and a beautiful family bathroom to the first floor with views over the garden and canal. To the rear, the property backs onto the Shropshire canal providing a lovely backdrop. There is off road parking for several vehicles and good road access. Chirk is just a short drive away offering all daily amenities with good road links close at hand.



### Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed along down the hill until observing the Bridge public house on the left. Turn left here signposted Chirk Bank. Proceed up the hill and over the canal bridge. Turn left onto Oaklands Road where the property will be found approximately 300 metres on the left hand side.

### Accommodation Comprises

#### Porch

The front porch has a part glazed door to the side leading out to the driveway.

#### Hallway



The bright welcoming hallway has a part glazed door to the porch and a window to the front. Stairs leading to the first floor, lovely decorative quarry tiled flooring with a under stairs cupboard, coved ceiling and a radiator. Doors lead to the lounge, sitting room, cloakroom and the dining room.

#### Lounge 11'10" x 16'0" m (3.61m x 4.89 m)



The lounge is a great size with a bay window to the front with stripped floor boards running throughout.

A stunning focal fire place with an open fire, decorative tiled inset and hearth. The room has fitted shelving on either side of the fire place with a coved high ceiling and a picture rail.

#### Fireplace



#### Sitting Room 15'1" x 11'8" (4.62m x 3.58m)



This beautiful sitting room at the rear of the property has French doors leading out to the garden with stripped floorboards. An open fireplace with a marble stone finish and decorative tiled inset and hearth, a coved high ceiling, picture rail and a radiator.



### Fireplace



### Cloakroom

The cloakroom has vinyl flooring, a wall hung hand wash basin with mix taps and a w/c.

### Dining Room 12'4" x 10'10" (3.77m x 3.31m)



This bright dining room has a window to the front with pretty quarry tiled flooring and fireplace with an electric fire inset with brick hearth and a shelf above. Built in alcove cupboards on both sides of the fireplace, a radiator and part glazed door to the hallway. A door leads through to the kitchen.

### Kitchen 6'8" x 11'1" (2.05m x 3.39m)



The kitchen is fitted with a good range of modern base and wall units with solid oak block worktops, space for a cooker, a one and a half bowl ceramic sink with a mixer tap over and an integrated fridge. There is parquet style flooring with a part glazed door leading to the conservatory and a window to the side.

### Conservatory 6'6" 314'11" x 10'11" (2.96m x 3.35m)



The conservatory has French doors leading out to the garden, tiled floor and plumbing for appliances.



## Landing



This spacious landing has a window to the front and to the side giving the space a bright and airy feel. The landing has a radiator, a loft hatch with a pull down ladder and part boarded floor. Doors lead to the bedrooms and the bathroom.

## Bedroom One 12'4" x 12'6" (3.76m x 3.82m)



This double bedroom has a feature cast iron fireplace, stripped floorboards, a radiator and a window and the front.

## Bedroom Two 13'1" x 11'10" (4.01m x 3.62m)



This double bedroom has stripped floorboards and a window to the front. The room has a feature cast iron fireplace with tiled hearth and a radiator.

## Bedroom Three 11'11" x 11'7" (3.64 x 3.55)



The third bedroom has the stripped floor boards and feature cast iron open fire place with tiled hearth. The window to the rear looks over the canal and there is a fitted plate rack/ shelving.



### Luxury Bathroom 15'7" x 6'7" (4.75m x 2.03m)



A good sized luxurious bathroom having three windows to the rear. The room has part panelled walls and a focal free standing roll tap bath with a central mix tap and shower head. The bathroom is fitted with vinyl flooring, has a school style radiator and heated towel rail, double shower cubicle with Bristan electric shower, w/c and a wash and hand basin.

### Additional Photo



### Additional Photo



### Front Garden



The front of the property has a driveway with parking and has an extra parking space with shrubbed garden and a lovely brick wall boundary.

### Additional Photo

### Rear Garden



The rear garden is another great feature of this wonderful home and has a large paved patio area running across the width of the house with steps leading to the lower level with a raised fishpond and lawn beyond. The garden continues down to further

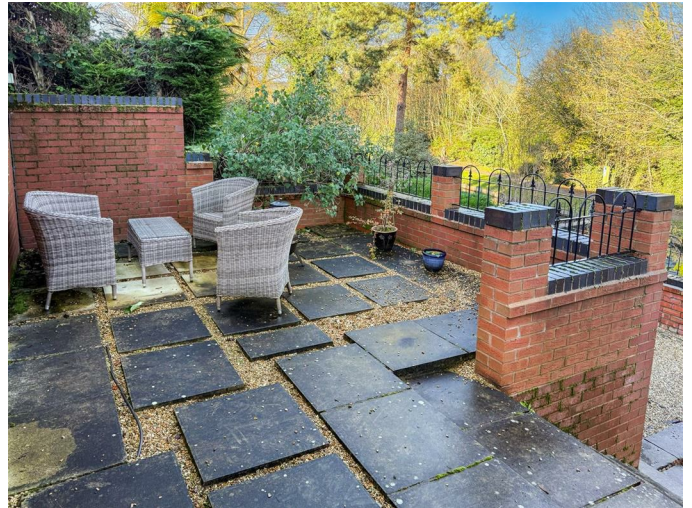


patio areas and gardens. To the lower part there is further areas to sit with the garden leading to the canalside.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**





### Additional Photo



### Additional Photo



### 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.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### 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.

### 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.

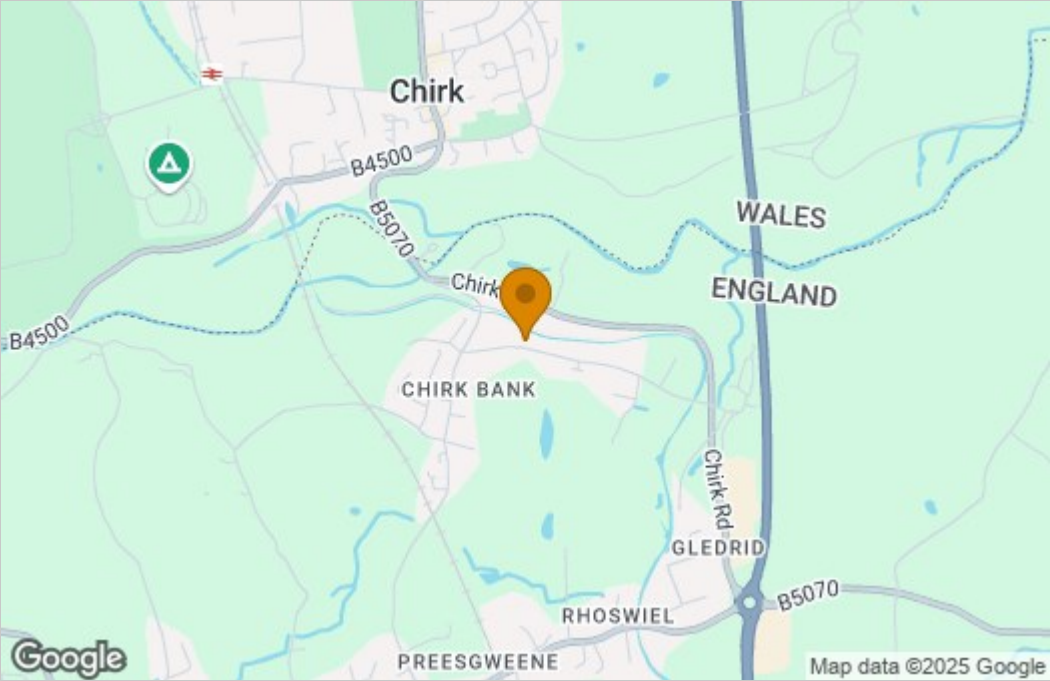
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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



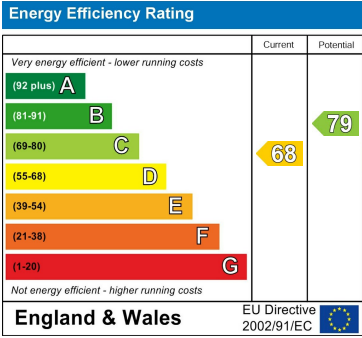
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.