

Town & Country

Estate & Letting Agents



20 Mandir Close, Oswestry, SY11 2GB

Offers In The Region Of £395,000

TOWN AND COUNTRY OSWESTRY ARE PLEASED TO OFFER TO THE MARKET THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME in a PRIVATE location on the edge of this development.

Tastefully decorated throughout. To the outside is a driveway which provides off-road parking for four family vehicles, double garage, front garden and spacious rear garden. The property benefits from gas central heating and uPVC double glazing. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS IDEAL FAMILY HOME AND ITS LOCATION. Oswestry town is a five minute drive away with good road links and all daily amenities.

Directions



From Oswestry Town centre take the B4579, Salop Road. Turn left into Middleton Road. Take the second exit on the traffic island, past the Co-Op, into Cabin Lane. Turn right into Aston Way and proceed to the end turning left and continue onto the development turning second left into Cae Melin and left onto Mandir Close. The property will be found in the far right hand corner.

Accommodation Comprises

Porch

A canopy porch with outside lighting leads to the front door.

Hallway



The good sized hallway has walnut wood flooring, stairs leading to the first floor, coved ceiling, spot lights, alarm, radiator and understairs cupboard. Doors lead to the cloakroom, kitchen, lounge and the dining room.

Cloakroom

The cloakroom has a window to the front, radiator, wash hand basin with a mixer tap over, tiled flooring, part tiled walls, spotlighting and an extractor fan.

Lounge 11'2" x 22'7" (3.41m x 6.90m)



The good sized, bright lounge has a window to the front, French doors to the rear leading out onto the garden, walnut wood flooring, two radiators, marble fireplace with gas fire inset, coved ceiling with spot lights and wall lights.

Additional Photo



Kitchen/ Breakfast Room 17'0" x 10'9" (5.20m x 3.30m)



The spacious kitchen is fitted with a good range of base and wall units in gloss white with display cabinets and contrasting work surfaces over, plumbing for a washing machine, 1½ bowl sink and mixer tap, tiled flooring, gas hob, chimney extractor fan, eye level double stainless steel Candy oven, integrated dishwasher, fridge and freezer. Radiator and part tiled walls, window to the rear, spotlights and French doors leading out onto the garden. A glazed door leads to the hall and dining room.

Additional Photo



Dining Room 7'10" x 14'11" (2.41m x 4.57m)



The dining room has walnut wood flooring, window to the front, two radiators, part glazed door to the side, coved ceiling, spot lights and a glazed door to the kitchen. There is also a door to the side of the house.

Landing



The landing has a window to the front, radiator and loft access. Doors lead to the bedrooms and the bathroom.

Bedroom One 12'7" x 9'2" (3.86m x 2.81m)



The first double bedroom has a window to the rear with views, built-in mirror wardrobes and a door leading to the en-suite.

Additional Photo



En Suite



Having a double shower, W.C., and wash hand basin on a vanity unit, vinyl flooring, part tiled walls, shaver point, radiator, spot lights, extractor fan and a window to the side.

Bedroom Two 10'3" x 9'10" (3.14m x 3.01m)



The second double bedroom has a window to the rear with views, built-in cupboard, radiator and a door leading to the second en-suite.

En Suite



Having a double shower, WC., wash hand basin, shaver point, vinyl flooring, part tiled walls, spot lights, extractor fan and a window to the rear.

Bedroom Three 12'5" x 9'10" (3.81m x 3.02m)



The third double bedroom has two windows to the front, a range of fitted wardrobes and a radiator.

Bedroom Four 10'11" x 6'2" (3.33m x 1.90m)



The fourth bedroom has a window to the front and a radiator.

Family Bathroom



The family bathroom has recently been updated to create a superb space fitted with a three piece white

suite comprising wash hand basin and W.C both on modern vanity units with a rainfall tap over and concealed controls, jacuzzi style bath with rainfall style tap and glazed screen, concealed controls, a stunning feature is the 182 remote controlled fibre optic ceiling lights, heated towel rail, modern wood flooring with inset Led feature lighting running through the walls, aqua panelled walls, extractor fan, window to the side and an airing cupboard off with hot water tank.

Outside

Double Garage



To the side of the property the driveway leads around to a double garage with an electric up and over door, personal side door, eaves storage, power and lighting. There is also an electric charging point.

Front Gardens

The front garden is lawned and shrubbed with a paved path and gate leading to the rear garden. The driveway provides off-road parking for four cars and also has a turning point.

Rear Gardens



The good sized rear garden has a large patio area extending across the back of the house with a beautiful recently installed stainless steel and glass balustrade. There is a good sized lawn beyond and enclosed by fencing. A gate to the side and access to the garage.

Additional Photo



Views To The Rear



Patio



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk -NO SALE - NO FEE
VERY COMPETITIVE FEES FOR SELLING.

Rear Elevation



To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire Council and is in Council tax band E.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

Money Laundering Regulations. The successful

purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

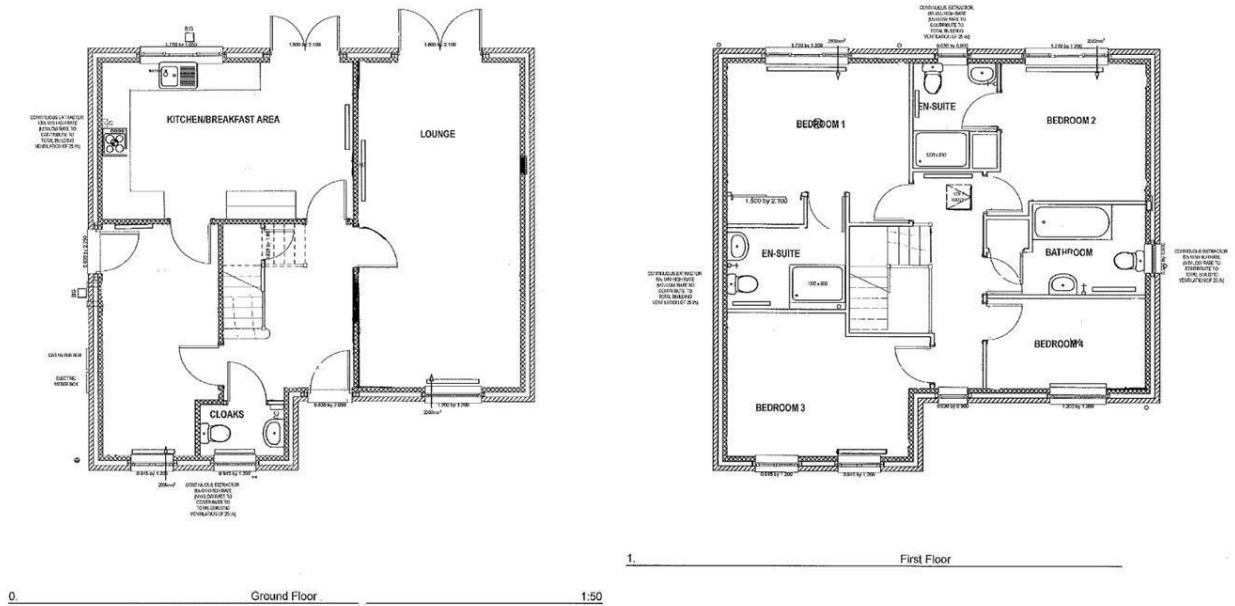
Additional Information

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



Job Title
HERITAGE PARK HOUSETYPES
MIDDLETON ROAD
OSWESTRY
SHROPSHIRE

Drawing Title
FENEMERE

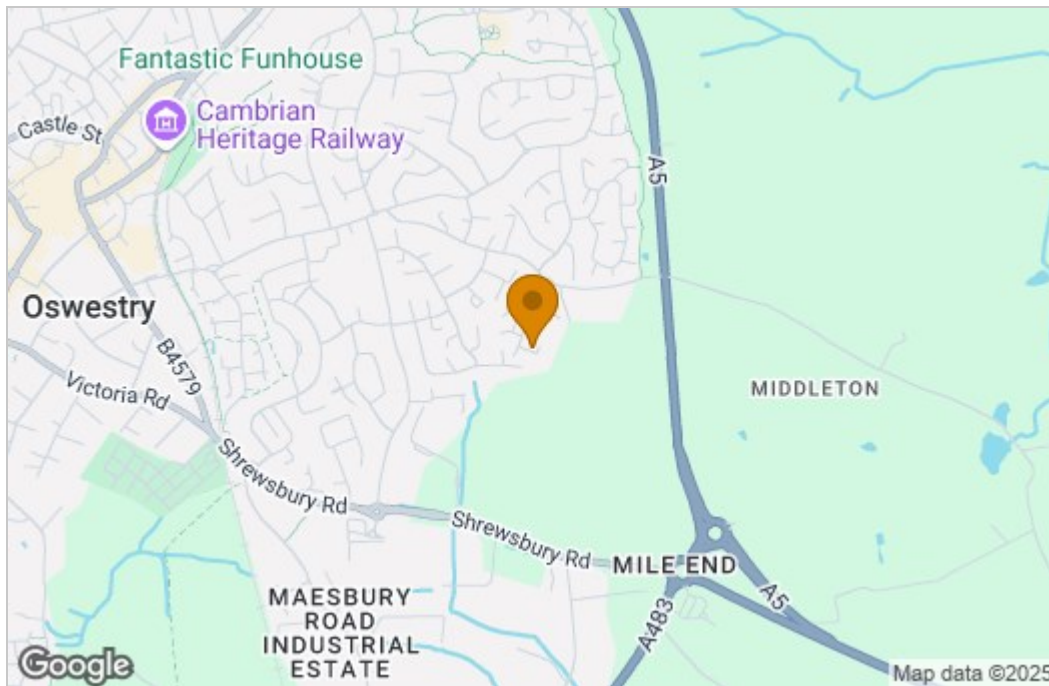
Drawing Status

Drawn by: _____ Date: _____
Checked by: _____ Date: _____

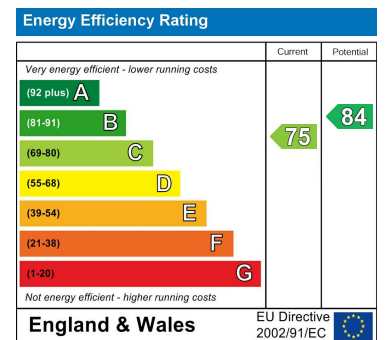
Scales

A2 Drawing Number S220-FN-101 Status Revision

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