

Town & Country

Estate & Letting Agents



62 Whitefriars, Oswestry, SY11 2LW

Offers In The Region Of £250,000

Town and Country Oswestry offer this immaculate, extended three bedroom family home to the market. The property offers fantastic family living having a large kitchen/ dining room, lounge, large reception hall/ snug, three bedrooms, family bathroom and cloakroom. There is plenty of parking to the front along with a carport and enclosed low maintenance rear garden. Decorated and presented to a good standard throughout, this property is ideally located on the edge of the town but still within walking distance of the shops and amenities. Good road links connect the house with larger towns and cities.

Directions

From our Oswestry office proceed out of town onto Salop road. Turn left onto Middleton Road and proceed along Pass over the first roundabout and straight over the second roundabout. Continue into Middleton Road which leads into Cabin Lane. Take the third turning left onto Whitefriars where the property will be found on the left hand side.

Accommodation Comprises

Reception Hallway 14'8" x 9'1" (4.49m x 2.79m)



The bright, spacious reception hall creates a great entrance to the property having a full length window to the front, part glazed door to the front, wood flooring, radiator and stairs leading to the first floor. A door leads to the lounge and the hall opens out onto the kitchen.

Additional Photo



Lounge 17'10" x 9'7" (5.44m x 2.94m)



The good sized lounge has a window to the front and the rear, wood flooring, two radiators, focal electric fireplace with wooden surround, open reach point and a coved ceiling.

Additional Photo



Kitchen/ Dining Room 19'6" x 19'5" max (5.95m x 5.92m max)



The L shaped kitchen/ dining room is fitted with a

good range of base and wall units in cream shaker style with contrasting wood style work surfaces over, integrated fridge/ freezer, part tiled walls, larder units, electric oven, gas hob and chimney style extractor fan, spotlighting, vinyl flooring, part wood flooring to the dining area, single bowl sink with a mixer tap over, space for a dishwasher, plumbing for a washing machine, a window to the rear and side and a door leading out to the garden. A door also leads to the cloakroom.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Cloakroom

The cloakroom has a window to the rear, wall hung wash hand basin, low level w.c., wood flooring and fully tiled walls.

First Floor Landing

The first floor landing has a loft hatch and doors leading to the bedrooms and the bathroom.

Bedroom One 10'10" x 9'5" (3.31m x 2.89m)



The first double bedroom has a window to the front, radiator and built in wardrobes with sliding doors offering good storage.

Bedroom Two 13'3" x 7'10" (4.06m x 2.41m)



The second double bedroom has a window to the rear, radiator, coved ceiling and a double built in wardrobe.

Bedroom Three 6'9" x 5'0" (2.07m x 1.53m)



The third bedroom is fitted with full length built in wardrobes with sliding doors offering lots of storage. There is a window to the front and a radiator.

Family Bathroom



The modern family bathroom has a panelled bath with a mixer tap over and mains powered shower with two shower heads and glass screen. There is a wash hand basin on a vanity unit with a mixer tap over, low level w.c., heated towel rail, a window to the rear, vinyl flooring, part tiled walls, extractor fan and an airing cupboard housing the Worcester combination boiler.

To The Outside



To the front of the property there is a driveway offering parking for several vehicles along with a further gravelled area for additional parking if required. A porch at the front has quarry tiled flooring and lighting and leads to the front door. There is a gated carport to the side of the house and gated access to the rear garden.

Rear Gardens



The low maintenance rear garden has a shed, paved and gravelled gardens, small ornamental pond, second shed, built in outhouse and fence panelling making it ideal for children and pets.

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, 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, 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.

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

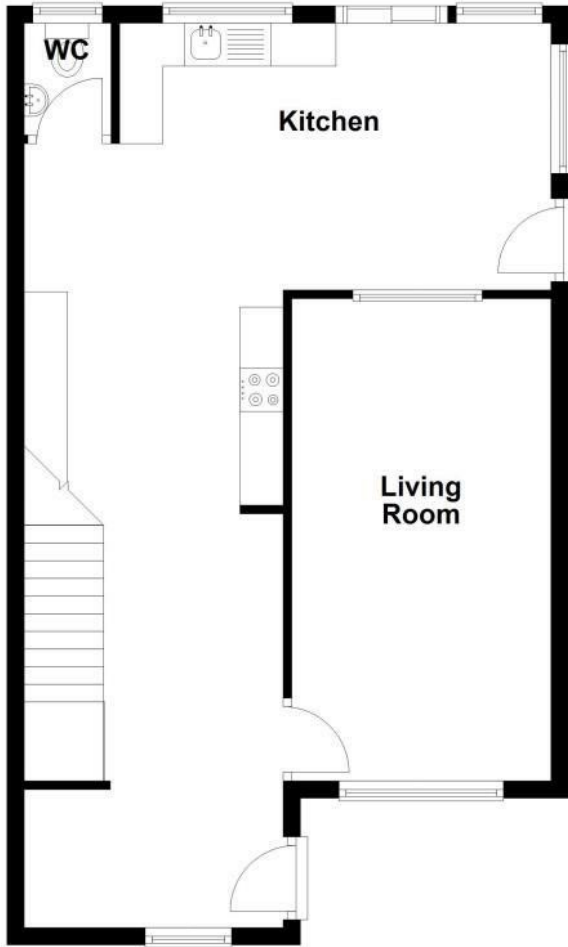
Additional Information

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.

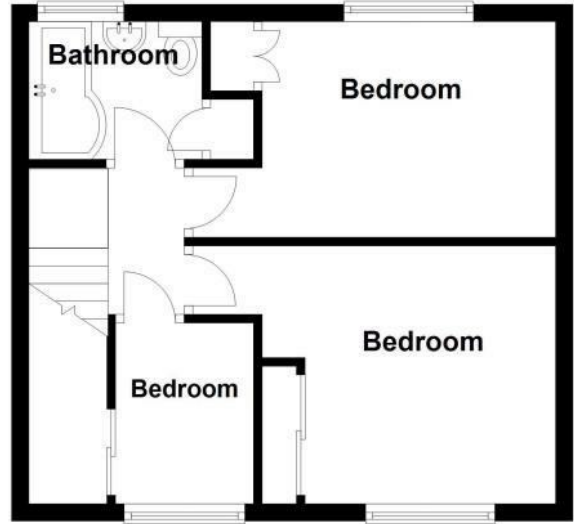
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Ground Floor



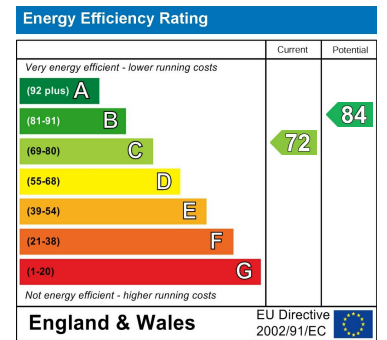
First Floor



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk