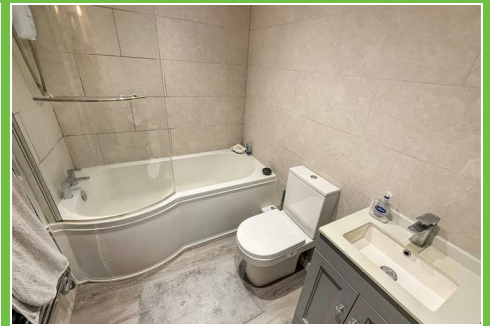


Town & Country

Estate & Letting Agents



17 Victoria Fields, Oswestry, SY11 2BT

Offers In The Region Of £165,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious two double bedroom semi detached house situated in a popular and sought after location within walking distance of the town. The property does require some cosmetic improvements but would be a great first time home or for those looking to downsize and be within easy reach of the town. Accommodation comprises hallway, kitchen, spacious lounge/ dining room, two double bedrooms and a family bathroom. There is off road parking and gardens to the front and the rear. Oswestry offers all daily amenities along with good road links to larger towns and cities.

Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around to the T junction. Turn left and proceed to the traffic lights. Proceed through the traffic lights onto Victoria Road. Continue along where the turning into Victoria Fields will be seen on the right hand side. The property will be found on the left identified by our for sale board.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, stairs leading to the first floor, radiator and doors leading to the kitchen and the lounge.

Kitchen 9'0" x 7'6" (2.75m x 2.30m)



The kitchen is fitted with base and wall units with work surfaces over, stainless steel sink with a mixer tap over, plumbing for a washing machine, cooker point, space for a fridge, part tiled walls, vinyl flooring, a window to the front, radiator and a wall mounted Baxi gas fired boiler (installed in 2017).

Lounge/ Dining Room 15'0" x 13'7" (4.58m x 4.16m)



The good sized lounge/ dining room has a window

to the side, radiator, glazed door with side panel leading out to the rear garden, focal electric fire and an under stairs cupboard.

Additional Photo



First Floor Landing

The first floor landing has a window to the side, access to the loft and doors leading to the bedrooms and the bathroom.

Bedroom One 10'4" x 9'9" (3.16m x 2.99m)



The first double bedroom has a window to the front, radiator, built in wardrobe and an airing cupboard with hot water tank and shelving.

Bedroom Two 13'8" x 8'5" (4.18m x 2.57m)



The second double bedroom has a window to the rear and a radiator.

Family Bathroom 7'3" x 5'5" (2.23m x 1.66m)



The family bathroom is fitted with a modern suite comprising a P shaped bath with a curved glazed screen, Triton electric shower over and a mixer tap, fully tiled walls, vinyl flooring, heated towel rail, low level w.c., wash hand basin on a vanity unit with a mixer tap over, extractor fan and spotlighting.

To The Outside

The property is approached from the road along a pathway leading to the front door and covered porchway. The front garden is lawned and there is a driveway at the side providing parking for two vehicles.

Rear Garden



The enclosed fenced private rear garden has a patio area with lawned and shrubbed gardens.

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 B.

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

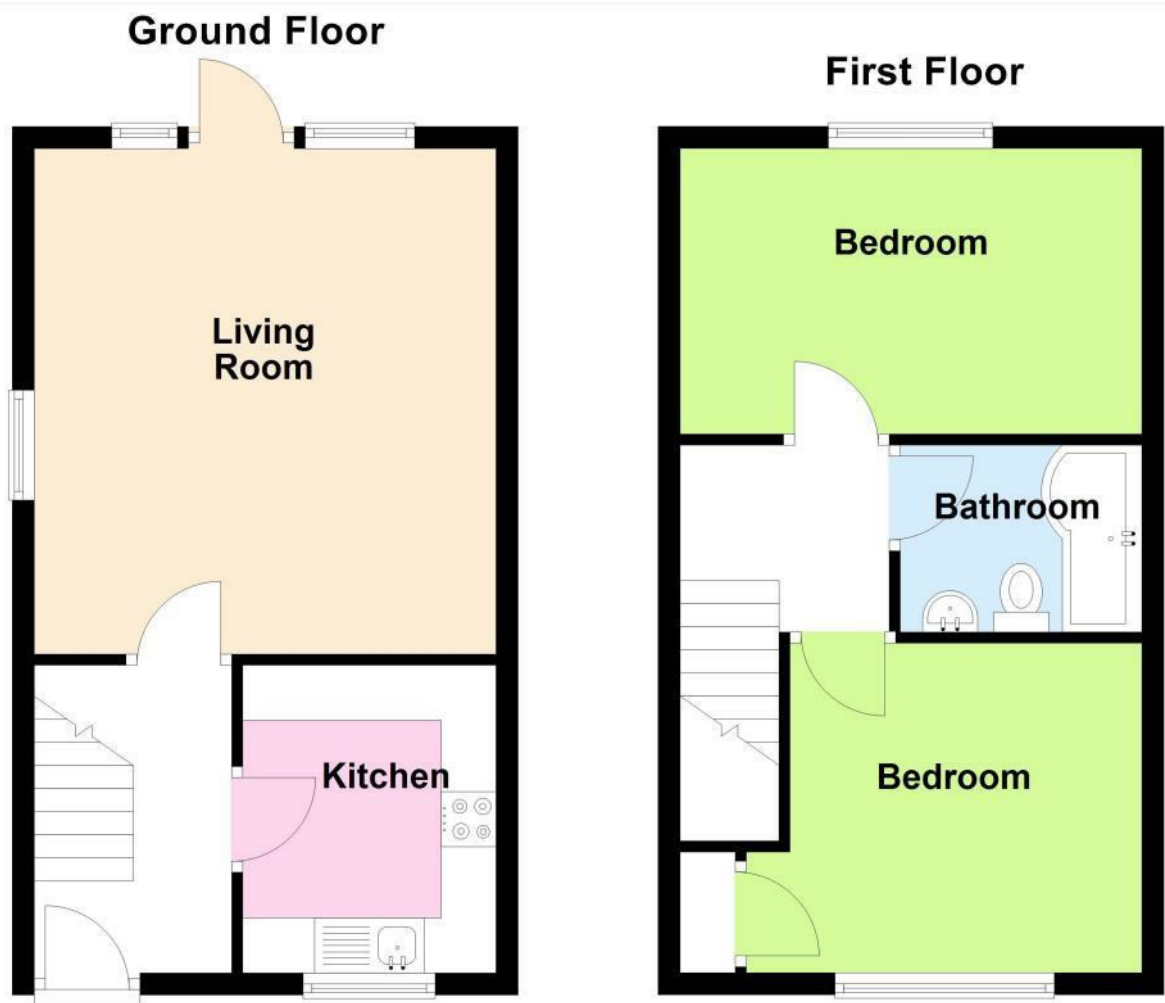
Saturday: 9.00am to 2.00pm

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.

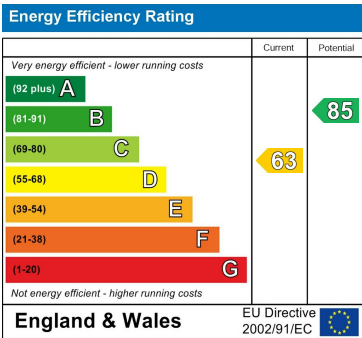
Floor Plan



Area Map



Energy Efficiency Graph



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