

# Town & Country

Estate & Letting Agents



**6 Buckingham Close, Oswestry, SY11 2XJ**

**Offers In The Region Of £318,500**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious extended four bedroom detached family home to the market. Positioned in a small cul de sac and located on the edge of Oswestry town, the property enjoys a quiet location yet is has easy access to all daily amenities. Accommodation comprises, lobby, hallway, cloakroom, lounge, dining room, sitting room, kitchen, four bedrooms and a family bathroom. There is plenty of parking with two driveways, single garage and a good sized rear garden. A great family home in a perfect location ideal for those wanting space and convenience. Not to be missed!!



### Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Proceed along, turning left onto Beatrice Street then onto Gobowen Road. Turn right onto Whittington Road and continue along, turning right onto Harlech Road. At the roundabout continue straight ahead onto Cabin Lane. Take the second turning on the right into Balmoral Crescent and then fifth left into Buckingham Close where the property can be seen identified by our for sale board.

### Accommodation Comprises

#### Lobby

The lobby has a part glazed door to the front with glazed side panel, telephone point and a glazed door with side panel leading into the hall.

#### Hallway



The bright hallway has a radiator, stairs leading to the first floor, under stairs cupboard and doors leading to the cloakroom, kitchen and the lounge.

#### Cloakroom

The cloakroom has a window to the front, corner wash hand basin, low level w.c., radiator and vinyl flooring.

### Lounge 14'1" x 11'9" (4.31m x 3.60m)



The good sized lounge has a square bay window to the front, radiator and a stone fireplace with an inset gas fire. The lounge opens out onto the dining room.

### Additional Photo



### Dining Room 11'10" x 8'11" (3.62m x 2.72m)



The dining room is another good sized reception room and has a radiator, a door leading to the kitchen and patio doors opening onto the sitting room.



### Sitting Room 11'10" x 9'1" (3.63m x 2.77m)



A very versatile room ideal for a number of uses having a window to the side, radiator and patio doors leading out to the rear garden.

### Kitchen 10'9" x 10'4" (3.30m x 3.16m)



The kitchen is fitted with a good range of oak fronted base and wall units with work surfaces over, a window to the rear overlooking the garden, a part glazed door to the side, plumbing for a washing machine, stainless steel one and a half bowl sink with a mixer tap over, part tiled walls, cooker point, wall mounted gas fired boiler, space for a fridge and a tiled floor.

### Additional Photo



### Additional Photo



### First Floor Landing



To the first floor landing there is a window to the side, airing cupboard with hot water tank and shelving and doors leading to the bedrooms and the bathroom.



**Family Bathroom 9'7" x 5'6" (2.93m x 1.69m)**



The modern family bathroom has a window to the front, panelled bath, wash hand basin, low level w.c., shower cubicle with a mains powered shower, vinyl flooring, radiator, part tiled walls and a shaver point.

**Bedroom Three 10'11" x 6'6" (3.33m x 2.00m)**



The third bedroom has a radiator and a window to the rear overlooking the garden.

**Bedroom Four 7'10" x 7'9" (2.40m x 2.38m)**



The fourth bedroom has a radiator and a window overlooking the rear garden.

**Bedroom Two 10'11" x 7'9" (3.34m x 2.38m)**



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

**Bedroom One 12'9" x 12'2" (3.90m x 3.71m)**



The spacious first double bedroom has a window to the front, radiator and a range of fitted wardrobes and dressing table.



### To The Outside

The property is located at the end of the cul de sac making it ideal for children and families. To the front the garden is lawned with gated access to both sides.

**Driveway and Garage 17'5" x 9'11" (5.33m x 3.04m)**



The single garage has a window to the rear, part glazed door to the rear, newly fitted up and over garage door, power and lighting and access to the loft space above. We are also informed by the vendors that the property has a new fuse board and consumer unit installed. There are two driveways at the property, one leading to the garage and the other located to the left of the house accessed through two timber gates. A pathway leads to the front door with outside lighting.

### Rear Gardens



The good sized rear gardens have a paved patio area off the kitchen and the sitting room, lawned and shrubbed gardens beyond, fence panelling, outside shed, tap, greenhouse and a further shed which has power, lighting and a caravan charging port and carport to the far side ideal for the storage of a caravan etc. This space would also be ideal for

those looking to extend the property (subject to planning).

### Additional Photo



### Additional Photo



### Additional Photo





## Rear Of The House



## 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, 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 D.

## 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 5.00pm

Saturday: 9.00am to 2.00pm

## Additional Information

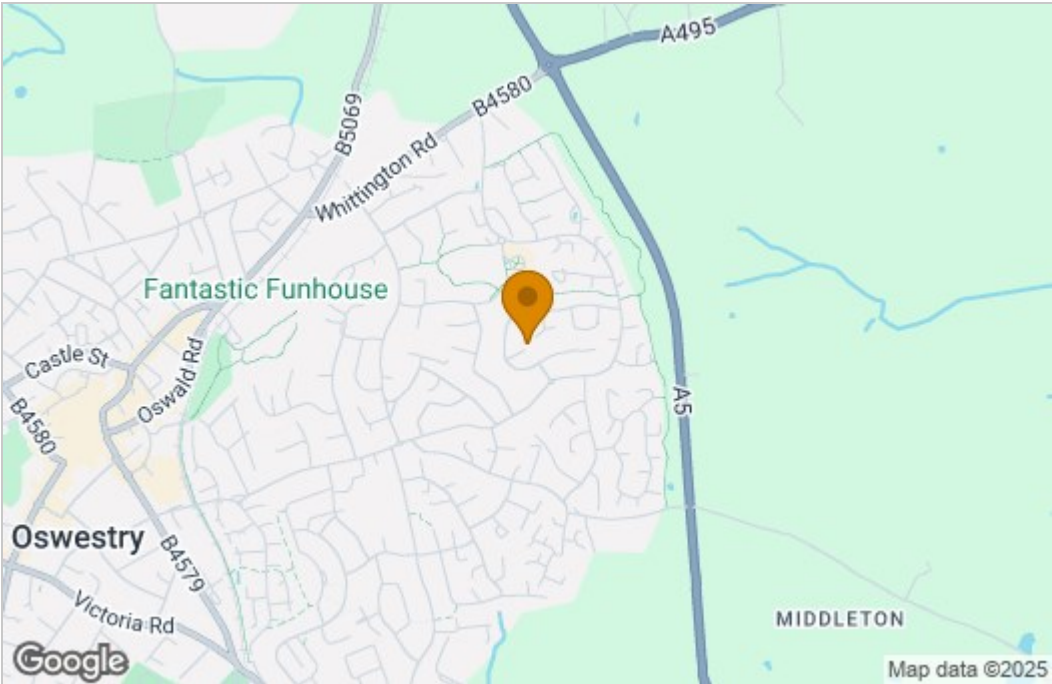
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 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.

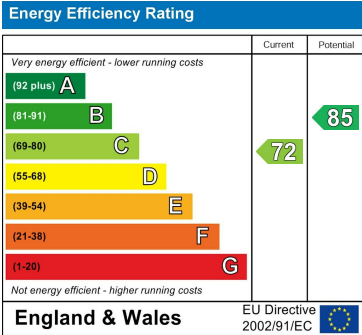
Floor Plan



Area Map



Energy Efficiency Graph



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