

# Town & Country

Estate & Letting Agents



**7 Wats Drive, Oswestry, SY11 1ET**

**Offers In The Region Of £164,950**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, three bedroom semi detached house to the market. The property is situated on the outskirts of the town and is ideal for families and those wanting the convenience of edge of town living. Internal accommodation does require a scheme of updating and offers a hallway, lounge, dining room, kitchen breakfast room, three bedrooms and a family bathroom. There are also enclosed gardens front and rear. Oswestry offers all daily amenities including shops, schools and good road links.

### Directions

From our Oswestry office proceed out of the town and follow the Gobowen road. Turn left onto Coppice Drive and then follow the road around onto Wats Drive where the property will be found on the right hand side set back from the road.

### Accommodation Comprises

#### Hallway



The hallway has a part glazed door and side windows to the side of the house with stained glass inset, under stairs cupboard, stairs leading to the first floor and a picture rail. Doors lead to the lounge, dining room and the kitchen.

#### Lounge 15'3" x 11'1" (4.66m x 3.40m)



The bright lounge has a square bay window to the front, picture rail and a wall mounted gas fire with a wood surround.

#### Dining Room 10'8" x 10'6" (3.27m x 3.21m)



The dining room has a window to the front, radiator and a picture rail.

#### Kitchen/ Breakfast Room 14'6" x 7'1" (4.44m x 2.16m)



The good sized kitchen/ breakfast room has a range of fitted base and wall units with work surfaces over, cooker point, radiator, plumbing for a washing machine, stainless steel sink with a mixer tap, a window to the rear, part tiled walls, a part glazed door to the side, vinyl flooring and a pantry off with a window.

## First Floor



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

### Bedroom One 12'8" x 11'2" (3.87m x 3.42m)



The first double bedroom has a window to the front, radiator and a picture rail.

### Bedroom Two 10'7" x 10'5" (3.23m x 3.19m)



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

### Bedroom Three 8'7" x 7'1" (2.64m x 2.18m)



The third bedroom has a window to the rear.

## Family Bathroom



The family bathroom has a window to the side, panelled bath, wash hand basin, radiator, part tiled walls and an airing cupboard housing the Ideal gas fired boiler.

## To The Outside



To the front of the property there is a paved and

shrubbed garden with a pathway leading down the side of the house to a covered porch and gate to the rear garden.

### Rear Gardens



To the rear of the property there is a patio area off the kitchen with steps leading to the lawned and shrubbed gardens. There are hedge and fence boundaries along with two outbuildings ideal for a utility and outside w.c./ store.

### Additional Photo



### Outbuildings



### 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 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

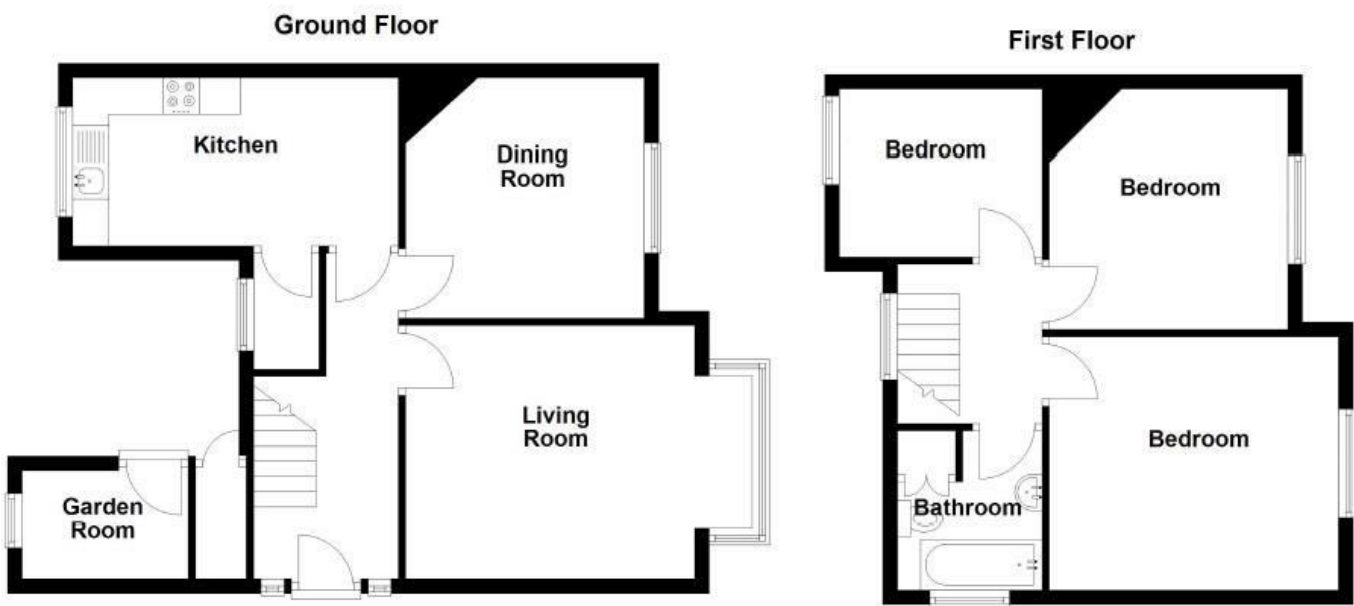
Saturday: 9.00am to 2.00pm

### **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.

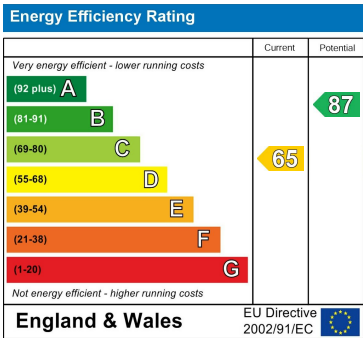
Floor Plan



Area Map



Energy Efficiency Graph



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