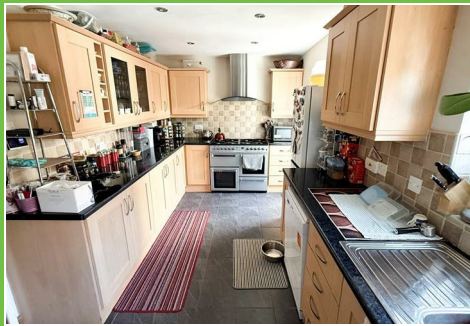


Town & Country

Estate & Letting Agents



25 Jasmine Gardens, Oswestry, SY11 1UA

Offers In The Region Of £220,000

Nestled in the charming area of Jasmine Gardens, Oswestry, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room. Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The spacious kitchen is a great feature, equipped to cater to all your culinary needs. Adjacent to the kitchen, the conservatory provides a lovely space to enjoy the garden views throughout the seasons, enhancing the overall appeal of the home. The good-sized garden is a true gem, offering ample outdoor space for gardening, play, or simply unwinding in the fresh air. The property also benefits from a driveway and garage, providing convenient off-road parking and additional storage options. Situated in a sought-after location, this home is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of modern comforts and outdoor space, this semi-detached house in Jasmine Gardens is a wonderful place to call home.

Directions



From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along to the junction and turn left onto Beatrice Street. Continue along into Gobowen road and follow the road along before turning left onto Jasmine Gardens. Follow the road around where the property will be seen on the left hand side.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, radiator, a window to the front, dado rail and stairs leading to the first floor. A door leads through to the lounge.

Lounge 13'5" x 12'10" (4.11m x 3.93m)



The good sized lounge has a window to the front, radiator, Adams style fire surround with an electric fire, under stairs cupboard and a door leading to the kitchen.

Kitchen 16'9" x 8'5" (5.13m x 2.57m)



The good sized kitchen is fitted with a range of base and wall units with work surfaces over, display cabinets, Flavel range style cooker with a chimney extractor fan over, part tiled walls, radiator, plumbing for a dishwasher, stainless steel one and a half bowl sink with a mixer tap over, space for a fridge/freezer, a window to the rear overlooking the garden and double doors opening onto the conservatory. A door also leads to the rear hall.

Conservatory 9'3" x 8'7" (2.84m x 2.62m)



The conservatory is a great place to sit and relax having tiled flooring, radiator and French doors leading out to the garden.

Rear Hall

The rear hall has quarry tiled flooring, a part glazed door to the rear leading to the garden and doors leading to the garage and the utility.

Utility 5'1" x 4'3" (1.57m x 1.30m)

The utility has a window to the rear, tiled flooring, plumbing for a washing machine and fitted wall units.

To The First Floor

The first floor landing has a window to the side, loft

access and an airing cupboard with shelving. Doors lead to the bedrooms and the bathroom.

Bedroom One 13'7" x 9'10" (4.16m x 3.00m)



The first double bedroom has a window to the front, radiator, wood flooring and a built in wardrobe offering good storage.

Bedroom Two 11'10" x 9'11" (3.61m x 3.04m)



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

Family Bathroom



The family bathroom has a panelled bath with a mixer tap and hand held shower over, Triton electric shower, low level w.c., wash hand basin, radiator, tile effect laminate flooring, part tiled walls and a window to the rear.

Single Garage 16'7" x 8'8" (5.07m x 2.66m)

The single attached garage has an up and over door, eaves storage, power and lighting and a window to the side.

To The Outside

To the front of the property there is a lawned garden and driveway leading to the garage. A canopy porch over the front door leads to the property with outside lighting.

Rear Gardens



The rear gardens are a particular feature of this property with fantastic space for entertaining and for keen gardeners. There is a patio area off the rear hall and conservatory. Steps lead up to a large lawn and second patio with planted borders, summerhouse and gated side access. The garden is fully enclosed by fence panelling and hedging making it ideal for pets and children.

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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country 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

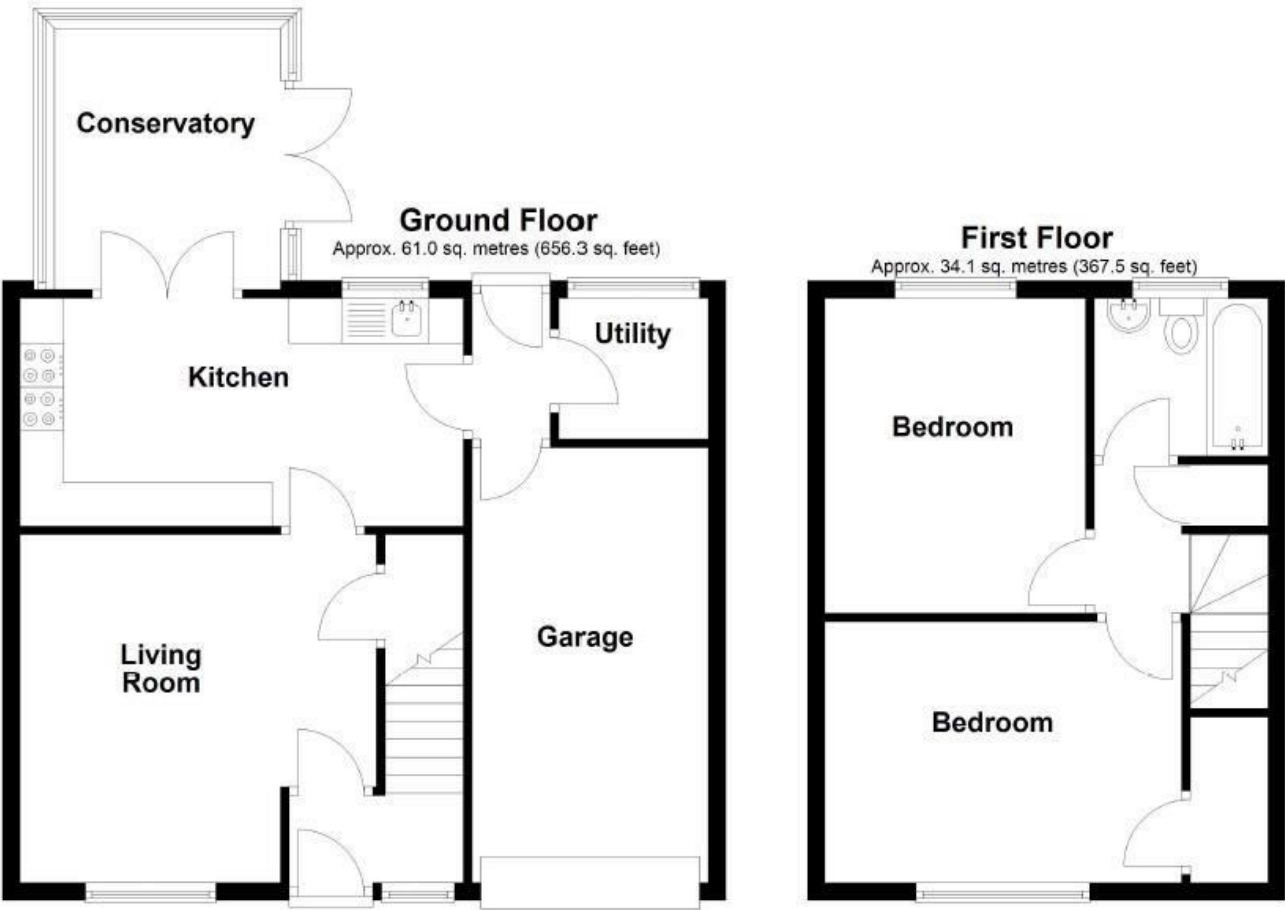
Saturday: 9.00am to 2.00pm

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.

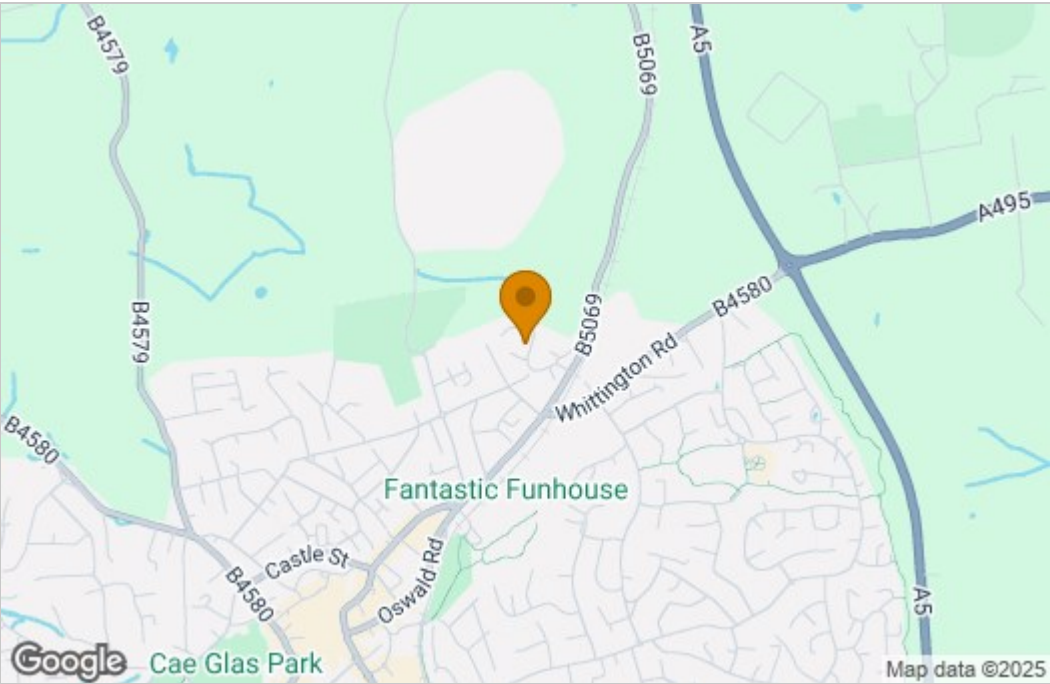
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

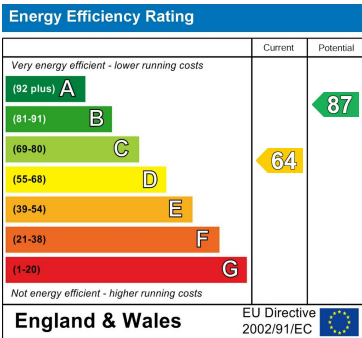


Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

Area Map



Energy Efficiency Graph



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