

Town & Country

Estate & Letting Agents



Ardmillan Court, Oswestry, SY11 2JG

Offers In The Region Of £450,000

Town and Country Oswestry offer this truly superb individually designed, contemporary family home set in a tucked away position with stunning views over the town and beyond. The property has stunning ground floor open plan accommodation with three bedrooms (one en suite) and family bathroom to the first floor.

The good sized gardens wrap around the property along with double garage and room above. A must see property!!

Directions

From our Willow Street office, proceed through town along Salop Road. Turn left onto Middleton Road and take the fourth turning on the left into Monkmoor Road, then second left onto Ardmillan Court. Follow the road up to the top where the property will be found on the right hand side. The property is located at the top of it's own private driveway with gated access off the lane.

Accommodation Comprises

Hallway

Having a tiled floor, contemporary radiator, window to the side and a door to the rear. A door leads to the cloakroom and into the main living area.

Cloakroom

With a window to the side, low level W/C, tiled floor, wash hand basin with a mixer tap and a radiator.

Lounge/ Dining/ Kitchen 25'6" x 24'11" (7.79m x 7.61m)



A truly exceptional living space ideal for those who enjoy entertaining and enjoying an open plan design. Having three windows to the side, full length window to the front, another two windows to the other side and bi-fold doors to rear, the space is flooded with light making it a bright, contemporary modern home. The space also benefits from a feature log burner with a marble hearth and a slate back, porcelain tiled flooring throughout, under floor heating controlled with three zones, a door to the front, spot lighting and a stunning oak and glass staircase off. The living area has a projector and screen ideal for those who love a movie night.

Kitchen Area



The kitchen area has been well designed having a good range of base and wall units with oak work tops and matching up-stands. There is plumbing in place for a dishwasher, sink with a mixer tap over, range cooker with 5 ring gas hob over and a glass splash back, extractor fan, space for an American fridge/freezer and a concealed gas boiler.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Bifold Doors

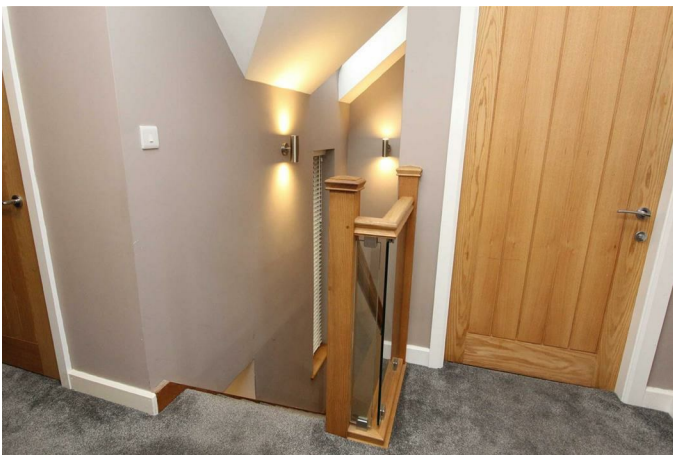


Family Bathroom



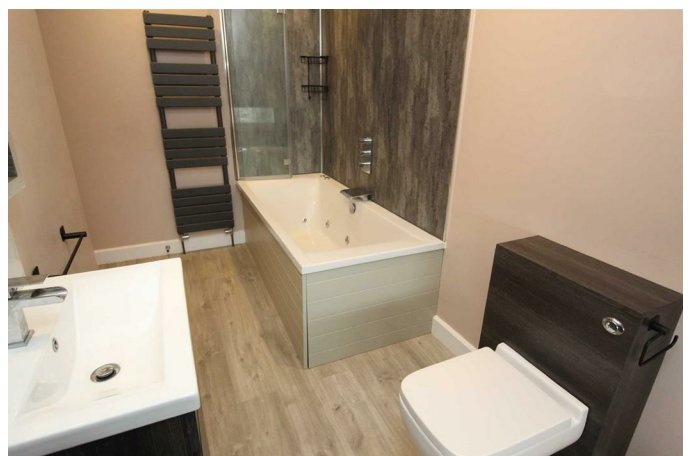
With a jacuzzi bath and shower over, aqua panelling, low level W/C on a modern vanity unit, wash hand basin on a matching vanity unit, illuminated mirror, window to the side positioned in such a way that you can look out of the bath over the surrounding views, click vinyl flooring, spot lighting and a contemporary vertical radiator.

First Floor Landing



With a window to the side, automatic sensor lighting, vaulted ceiling, Velux, doors leading to the bedrooms and bathroom and a linen cupboard off.

Additional Photo



Bedroom One 13'8" x 9'25" (4.17m x 2.82m)



A good sized double bedroom having patio doors to the side with far reaching views over the town and beyond with a Juliette balcony, built in walk in wardrobe offering good storage, vertical radiator, vaulted ceiling, wall lighting and storage. A door also leads to the en suite shower room.

Additional Photo



Views From The Bedroom



En Suite

The en suite is fitted with a shower cubicle with a jacuzzi style shower, wash hand basin with a mixer tap over, low level W/C, extractor fan, click wood flooring and an illuminated mirror.

Bedroom Two 12'3" x 8'1" (3.75m x 2.48m)



Another good sized double bedroom with a window to the front, fitted alcove desk, built in wardrobe with good storage, contemporary radiator and a vaulted ceiling.

Bedroom Three 11'10" x 8'3" (3.61 x 2.51)

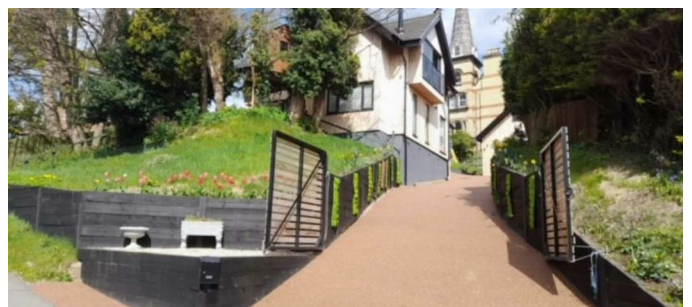


The third double bedroom has a velux, window to the rear, window to the front and a window to the side, contemporary radiator, built in walk in wardrobe offering great storage and a fitted alcove desk.

To The Outside

Double gates at the bottom of the drive open onto the property. A stunning resin set driveway leads up to the property with raise flower borders. At the top the driveway opens out to the garage and to the property giving a turning area and great parking.

Gated Driveway



Additional Photo



Double Garage 13'11" x 14'6" (4.25m x 4.43m)



The purpose built double garage is fitted with base and wall kitchen units with work surfaces offering great storage. There is plumbing in place for appliances and an electric roller door is fitted to the front.

Studio/ Study 14'4" x 10'4" (4.38m x 3.16m)



Steps run around the side of the garage leading to the first floor room above. There is a door to the rear and velux windows, laminate and window to the front. A very versatile space ideal for a number of uses.

Gardens



The gardens extend all around the property with raised planted flowers beds and steps leading to the lawned areas. There are further gardens to the side with pathway leading to the front area which is sloped down to the road and mainly lawned. A patio located off the kitchen is an ideal place to dine and entertain with barbecue and cooking area built in.

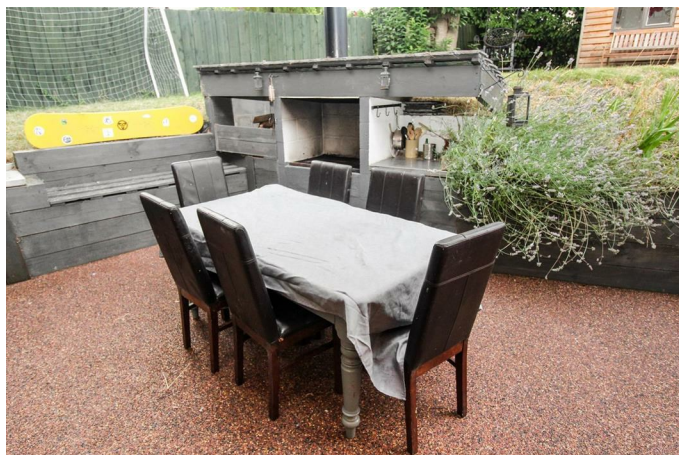
Additional Photo



Additional Photo



Additional Photo



Additional Photo



Summerhouse 18'4" x 8'8" (5.6 x 2.63)

With two windows to the front and a window to the side. Another great space ideal for a number of uses.

Property At Night



The property has lighting all around and looks superb in the evening.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town And Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available -

Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Tenure/ Council tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. We await confirmation from the council in relation to the banding.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Additional Information

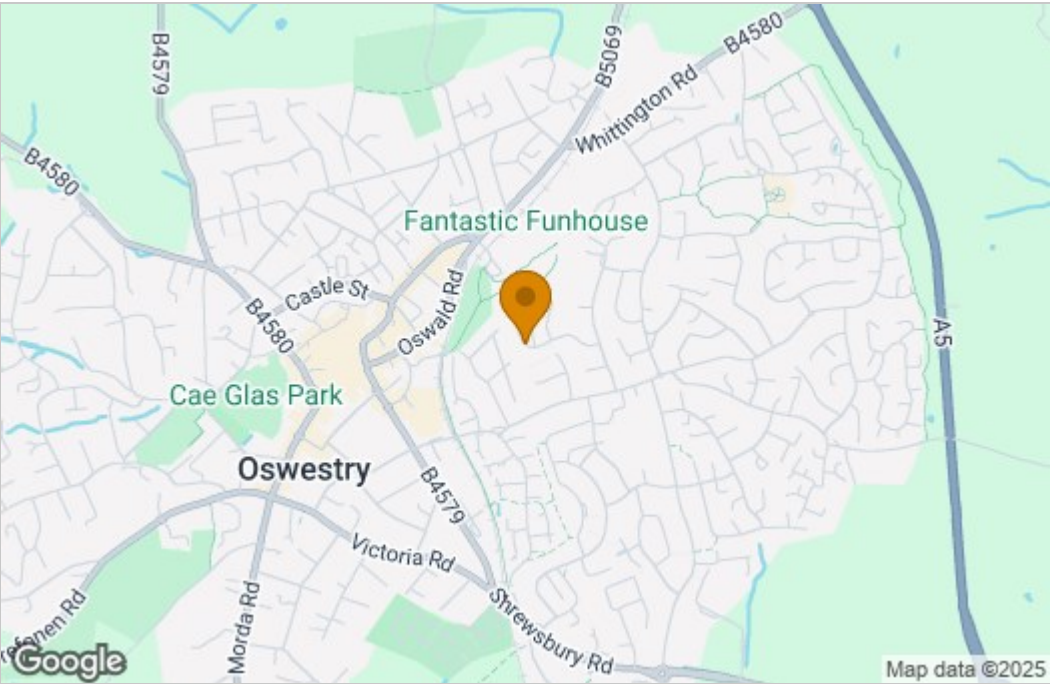
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do

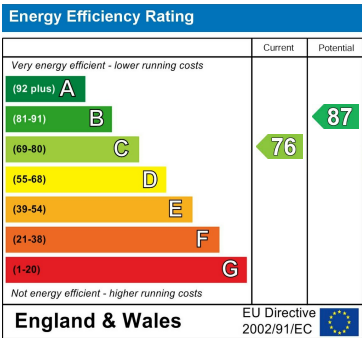
not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk