

# Town & Country

Estate & Letting Agents



**70 Albert Road, Oswestry, SY11 1NJ**

**Offers In The Region Of £150,000**

A DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE COTTAGE STYLE PROPERTY FORMERLY KNOWN AS MALDWYN COTTAGES DATING BACK TO 1884 CLOSE TO THE TOWN CENTRE. The property is well presented with many original features and benefits from a very useful loft room with skylight. Benefiting from gas central heating and uPVC double glazing. To the outside there is a an attractive garden to the rear which is paved with shrubbed borders. Viewing is recommended to appreciate the size and condition of the property.



### Directions

From our Willow Street office proceed up and turn right onto Castle Street. Follow the road along and take the fourth left onto Albert Road. Follow the road along where the property will be seen on the right.

### Accommodation Comprises

#### Porch

The porch has a Quarry tiled floor, and lighting and leads to the front door.

#### Hallway 11'8" x 10'4" (3.57 x 3.17 )

The hallway has a wood floor, radiator, a door to the front with stairs which lead to the first floor. Doors lead to the lounge and dining room.

#### Lounge 11'1" x 9'10" (3.39m x 3.00m )



The lounge has a sash style UPVC window to the front, wood flooring, fireplace with decorative tiled hearth and electric fire inset. With an alcove cupboard, a radiator and a open/reach point.

#### Dining Room 11'7" x 10'4" (3.54m x 3.17m)



The dining room has a sash style UPVC window to the rear, wood flooring, cast iron fire and range with tiled hearth and surround and wooden mantle over,, a TV point, a radiator and doors leading to a understairs cupboard and through to the kitchen.

#### Kitchen 7'5" x 6'9" (2.27m x 2.06m)

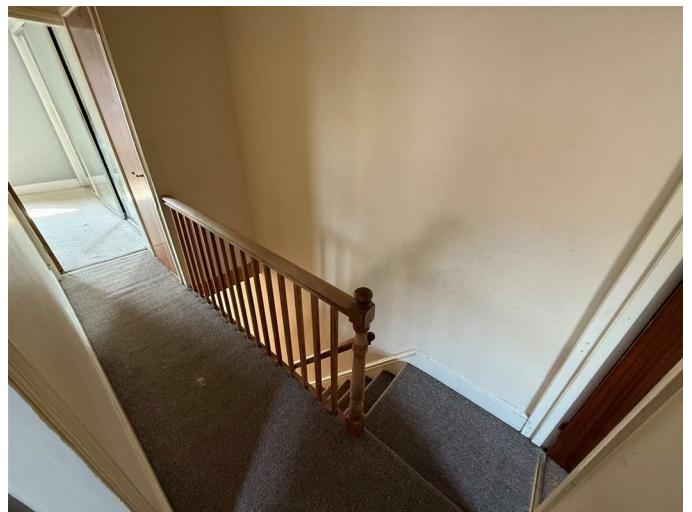


The kitchen is fitted with a range of oak wall and base units with work surfaces over, electric oven, ceramic hob and extractor fan, stainless steel sink unit with mixer tap. A window to the side, part tiled walls, vinyl flooring, space for fridge and a wall mounted Logic gas boiler. A door leads to rear lobby.

#### Rear Lobby

The rear lobby has a radiator, vinyl floor, part glazed door to the side and a door leading to the bathroom.

#### First Floor Landing



The first floor landing has spindled bannisters, access to the loft hatch, doors leading to the bedrooms, and a door leading to the cloakroom with fitted w/c and vinyl flooring.

### Bedroom One 11'1" x 12'11" (3.40m x 3.95m)



Bedroom one has a sash style UPVC window to the front, a radiator, triple mirrored wardrobes and a mounted gas wall heater.

### Bedroom Two 12'1" x 7'3" to wardrobes (3.69 x 2.21 to wardrobes )



The second bedroom has a sash style UPVC window to the rear, a radiator, fitted shelving and hanging rails. There is an airing cupboard with hot water tank and shelving.

### Bedroom Three 8'0" x 7'3" (2.46 x 2.21 )



The third bedroom has a radiator, sash style windows to the rear and a small loft hatch.

### Family Bathroom



The family bathroom has a low level w/c, wash hand basin and a panelled bath with mixer taps and a Triton electric shower head over. With vinyl flooring, a window to the side, heated towel rail and part tiled walls.



### To The Front



To the front of the property has a shrubbed courtyard garden with a path leading to the front door and a brick wall boundary.

### To The Rear



The rear of the property has a attractive paved patio, outside tap and gated access to the alleyway. There is brick built outhouse(2.00m x 1.95) with power and lighting. Further garden with patio and shrubbed flower beds and is enclosed by walling and fencing.

### 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](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 A.

### 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.

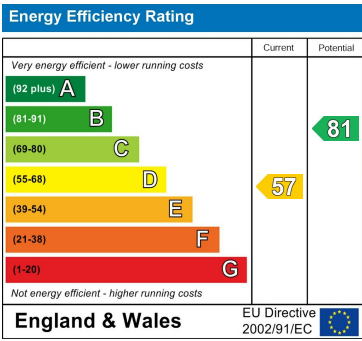
Floor Plan



Area Map



Energy Efficiency Graph



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