

Town & Country

Estate & Letting Agents



4 Powis Place, Oswestry, SY11 1JU

£135,000

THIS IS A MUST SEE!!

Town and Country Oswestry are delighted to offer to the market this two/ three bedroomed mid-terrace property.

The interior has been beautifully designed throughout. This charming property has oak doors, fireplace with exposed beam over, a newly fitted contemporary bathroom and is warmed with gas central heating and double glazing. Accommodation briefly comprises- Lounge, Dining Area, Kitchen, Rear Lobby, Three Bedrooms and Family Bathroom. There is a small private rear garden. The property is close to Oswestry Town Centre with the convenience of local amenities at hand.

AN EARLY VIEWING IS ADVISED.

Directions

From our Oswestry Office proceed up Willow street and on the cross roads turn right onto Castle Street. Proceed along this road until you reach the hill on top of Beatrice Street and turn right onto Powis Place where you will find the property on the right hand side.

Accommodation Comprises



Lounge 11'8" x 11'6" (3.56 x 3.51)



With feature brick fireplace with beam over, recesses either side of the fireplace, window to the front, a radiator and shelving. An oak door leads through to the kitchen.

Dining Area

A well thought out dining area under the stairs with tile effect flooring, radiator and an oak glazed door to the kitchen.

Kitchen 8'5" x 11'5" (2.57 x 3.50m)



Having tile effect flooring, window to the rear, base and wall kitchen units, part-tiled walls, one and a half bowl ceramic sink with mixer tap, integral electric oven, gas hob, extractor fan over, plumbing for a washing machine, space for appliances, stairs off to the first floor and oak glazed door to the rear lobby.

Additional Photograph



Rear Lobby

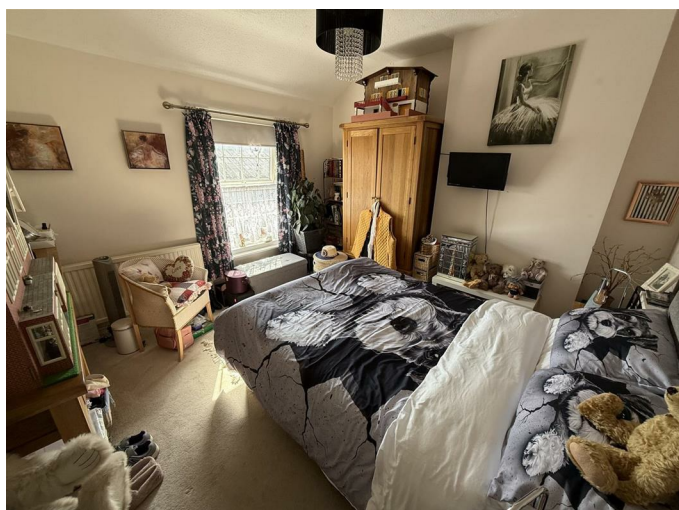
Providing a useful storage area and a UPVC door out to the rear with tile effect vinyl flooring, gas fired boiler and space for a fridge/freezer.

Family Bathroom



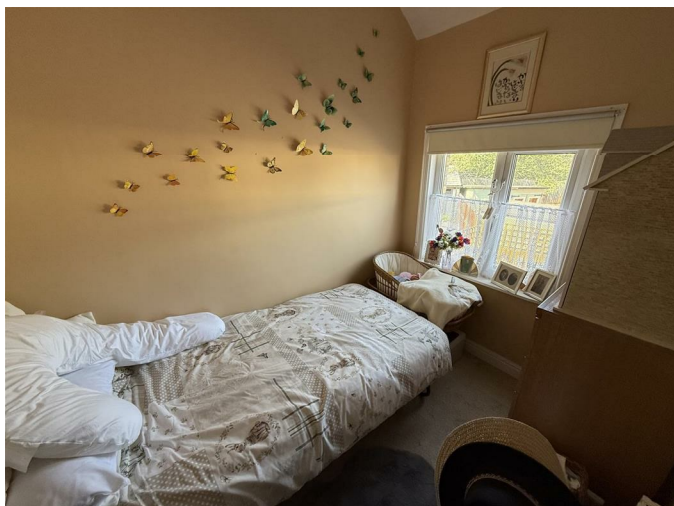
Having a window to the rear, tile effect flooring, tiled walls, contemporary styled bathroom suite, bath with shower over and with mixer tap and shower head, heated towel rail, W/C, spotlighting and extractor fan.

Master Bedroom 11'6" x 11'6" (3.53 x 3.53m)



A spacious room with a window to the front and radiator.

Bedroom Two 5'8" x 8'1" (1.75 x 2.48m)



With a window to the rear and a radiator.

Attic Bedroom 11'6" x 10'0" (3.53 x 3.06m)



With a Velux window and a radiator.

Rear Garden



Private garden with fully fenced boundaries, an Indian stone patio, shed and summer house.

Parking Opportunity

There is an opportunity to make an arrangement with a local firm who have car parking spaces available a very short walk from the property to avoid on street parking if preferable.

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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.

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.

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.

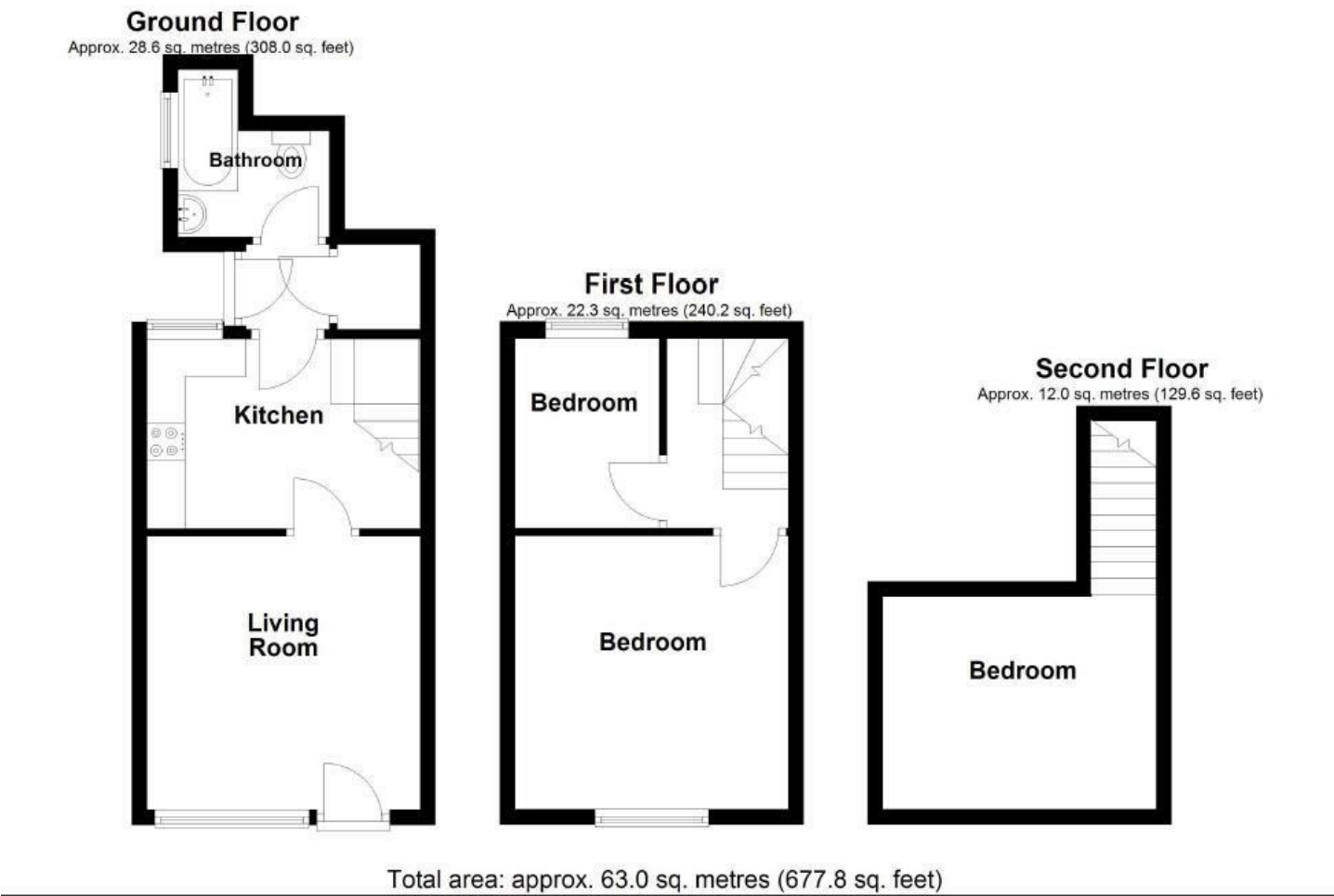
Hours Of Business

Our office is open:

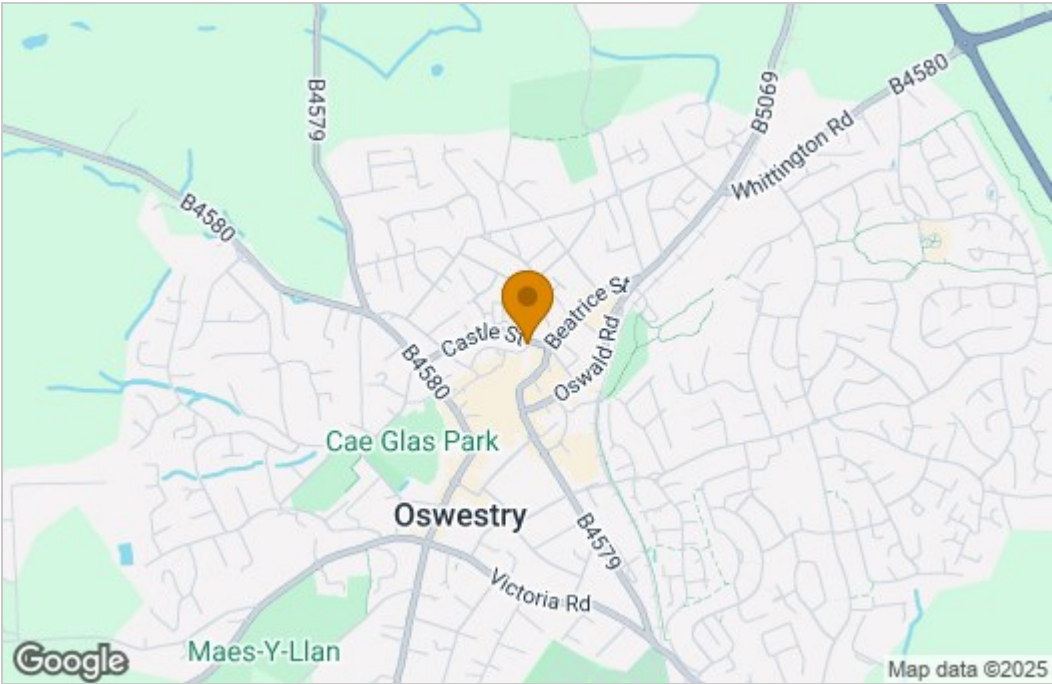
Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

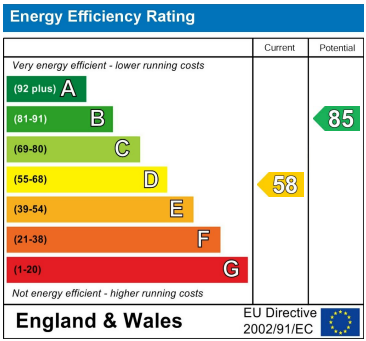
Floor Plan



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