

Town & Country

Estate & Letting Agents



South View Edward Street, Oswestry, SY11 2BL

Offers In The Region Of £235,000

WITH NO ONWARD CHAIN!! Located in the charming town of Oswestry, this delightful semi-detached house on Edward Street offers a perfect blend of comfort and character. Spanning an impressive 1,152 square feet, the property boasts three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, each filled with natural light and original features. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room for relaxation or a vibrant dining area for entertaining guests. The property is situated in a sought-after location, providing the convenience of being within walking distance to the town centre. This means you can easily access local shops, cafes, and amenities, enhancing your daily living experience. With its blend of original features and modern convenience, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around to the T junction. Turn left towards the lights. At the lights turn right onto Morda Road. Take the first turning on the left onto Edward Street where the property will be found on the right hand side.

Accommodation Comprises

Hallway



The hallway has a part glazed door to the front, feature circular window to the front, stairs leading to the first floor, picture rail and doors leading to the cloakroom, lounge and the dining room.

Cloakroom



The cloakroom is fitted with a high level w.c., wash hand basin on a vanity unit with mixer taps over and a window to the side.

Lounge 13'6" x 11'1" (4.12m x 3.39m)



The bright lounge has a bay window to the front, radiator, picture rail and a focal fireplace with a wood surround, tiled hearth and an inset gas fire.

Dining Room 15'3" x 10'8" (4.65m x 3.27m)



The spacious dining room has a window to the rear overlooking the garden, exposed floorboards, fitted alcove cupboard, picture rail, radiator and a focal fireplace with an inset gas fire, tiled surround and hearth. A door leads through to the utility and the kitchen.

Utility Room 7'6" x 2'5" (2.30m x 0.75m)

The utility room has a window to the side, quarry tiled flooring, fitted shelving and plumbing and space for appliances.

Kitchen 8'6" x 6'11" (2.60m x 2.11m)



The kitchen is fitted with base and wall units with granite work surfaces over, a part glazed door to the side leading to the garden, a window to the side, one and a half bowl sink with a mixer tap over, cooker space, plumbing for a dishwasher, vinyl flooring, space for a fridge and a freezer, part tiled walls, radiator and a wall mounted Baxi boiler.

Additional Photo



To The First Floor



To the first floor there is a window to the side, loft hatch, picture rail and spindled banister. Doors lead to the bedrooms and the bathroom.

Bedroom One 11'7" x 11'2" (3.55m x 3.41m)



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

Bedroom Two 11'3" x 10'8" (3.44m x 3.26m)



The second double bedroom has a window to the rear, radiator and a picture rail.

Bedroom Three 8'0" x 6'6" (2.45m x 2.00m)



The third bedroom has a window to the front, radiator and a built in cupboard.

Family Bathroom



The family bathroom has a window to the rear, fitted corner shower cubicle with a mains powered shower and two shower heads, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, aqua panelling, extractor fan, radiator and a built in linen cupboard.

To The Outside

The property has a decked and gravelled front garden with wrought iron gate to the front, canopy porch over the front door. A gate at the side leads to the rear garden.

Rear Gardens



The enclosed rear garden is a sun trap and has a patio area with further gravelled and paved area, shed and fence panelling.

Information from the Owners

The Baxi gas fired boiler was fitted in 2024, it has a 7 year parts and labour guarantee.

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, 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.

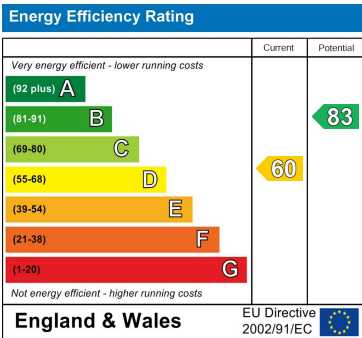
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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