

Town & Country

Estate & Letting Agents



8 Diamond Avenue, Oswestry, SY11 2YR

Offers In The Region Of £179,950

WITH NO ONWARD CHAIN!! Welcome to this charming semi-detached house located on Diamond Avenue in the picturesque town of Oswestry. This modern property boasts two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those looking to invest in a promising rental opportunity. As you enter the home, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The modern kitchen/ dining room is designed with functionality in mind, providing a stylish area for cooking and dining. The layout of the house ensures a comfortable flow throughout, making it a delightful place to call home. One of the standout features of this property is the good-sized rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Situated in a quiet cul-de-sac location, this home provides a peaceful environment while still being conveniently close to local amenities and transport links. With its contemporary design and thoughtful layout, this two-bedroom semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories. Whether you are looking to settle down or seeking a sound investment, this home on Diamond Avenue is sure to meet your needs. Don't miss the chance to make it yours.

DIRECTIONS

From our Willow street office proceed out of town following the one way system back into the town. Turn left down Salop road and then turn left into Middleton road. Continue along where the road becomes Cabin Lane. Turn right into Aston Way and follow the road turning left into Longueville Drive. Take the first turning on the right into Smale Rise and follow the road around turning right onto Diamond Avenue where the property will be identified by our for sale board.

HALL

The hallway has a window to the side with stairway off, coved ceiling and radiator. A door leads through to the lounge.

LOUNGE 13'9" x 9'8" (4.20m x 2.96m)



The bright lounge has a window to front, under stairs storage area, glazed door leading to the kitchen, coved ceiling and radiator.

KITCHEN/ DINING ROOM 12'9" x 8'11" (3.90m x 2.73m)



The well appointed kitchen is fitted with a range of base and wall units in walnut with work surfaces over, stainless steel oven with gas hob and chimney

extractor fan, stainless steel single drainer sink unit with a mixer tap, radiator, window to the rear with part glazed door leading out to the garden, tiled flooring and coved ceiling with a washing machine and a fridge/freezer.

ADDITIONAL PHOTO



LANDING



Having a window to the side with loft access and airing cupboard with combination boiler. Doors lead to the two bedrooms and the bathroom.

BEDROOM ONE 12'9" x 11'4" (3.91m x 3.47m)



The first double bedroom has two windows to the front, laminate flooring, radiator, built in cupboard and coved ceiling.

BEDROOM TWO 9'6" x 6'1" (2.92m x 1.86m)



The second bedroom has a window to the rear overlooking the garden, built in cupboard, radiator and coved ceiling.

BATHROOM



The bathroom is fitted with a three piece suite in white with Triton Shower over the bath, low level w.c., wash hand basin, window to the rear, radiator, part tiled walls and vinyl flooring, extractor fan and coved ceiling.

FRONT GARDEN



To the front there is a long driveway with parking for several cars and a lawned garden. A gate at the side gives access to the rear garden.

REAR GARDEN



The good sized rear garden has outside lighting with a paved patio area with spacious lawn beyond.

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, 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

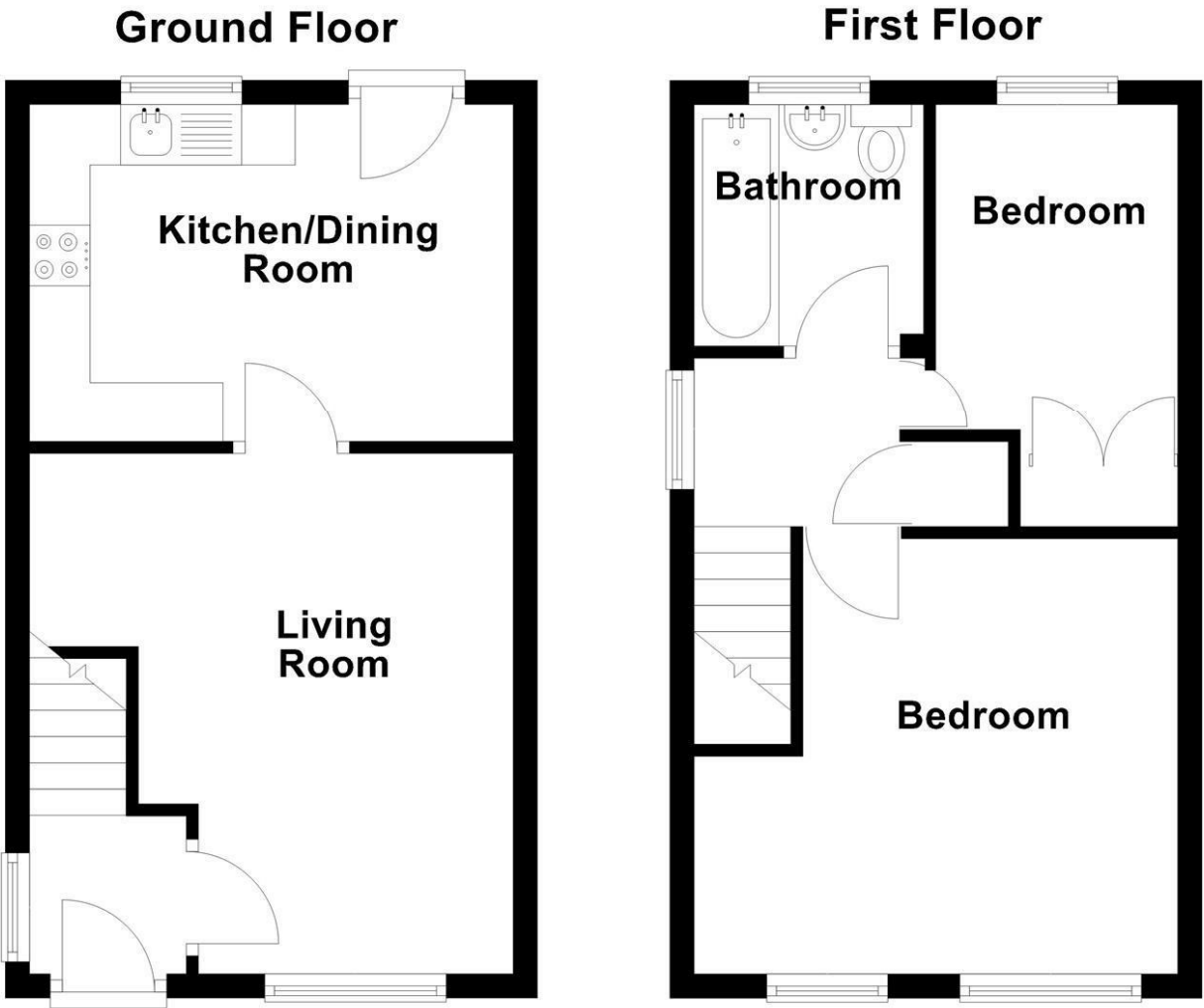
Saturday: 9.00am to 2.00pm

Additional Information

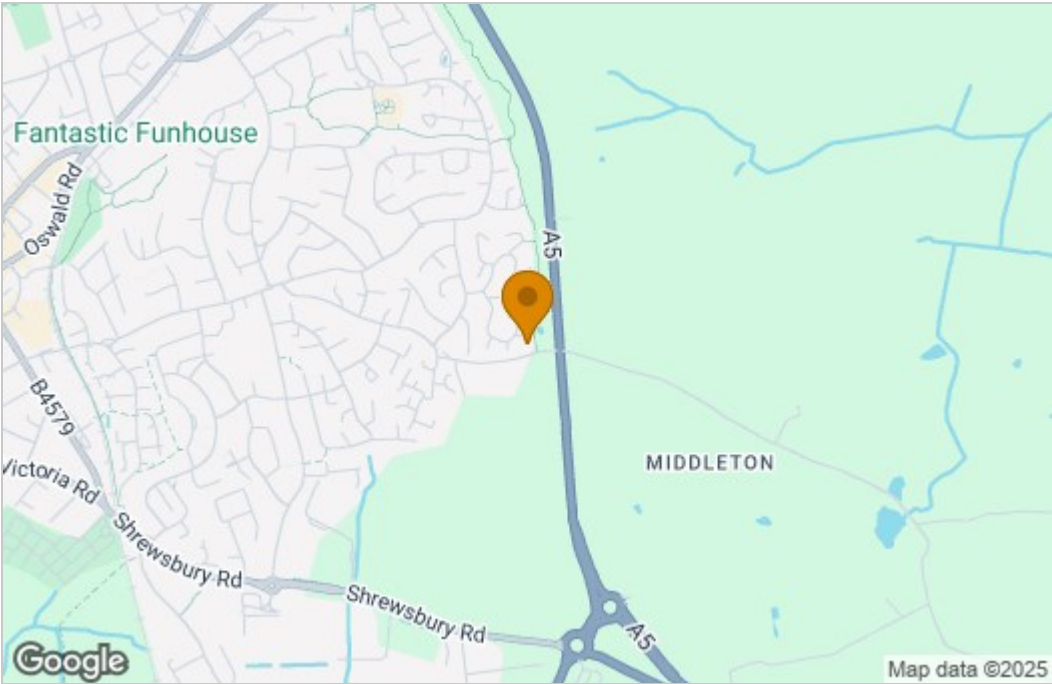
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

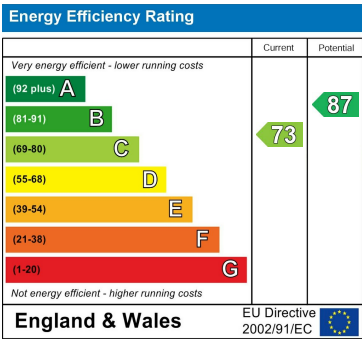
Floor Plan



Area Map



Energy Efficiency Graph



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