

# Town & Country

Estate & Letting Agents



**12 Brookhouse Road, Oswestry, SY11 2JN**

**Offers In The Region Of £200,000**

WITH NO ONWARD CHAIN! Town and Country Oswestry offer this spacious semi detached house to the market, located on the outskirts of Oswestry and having two reception rooms, conservatory, three bedrooms, good sized front and rear gardens and parking for several vehicles. Requiring a little cosmetic updating, the property is an ideal family home and is situated within walking distance of Oswestry Town Centre which has all modern day conveniences including shops, schools and good road links to larger towns and cities.



### Directions

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the one way system back into the town centre and onto Salop Road. Turn left onto Middleton Road continue straight over the mini-roundabout and then next left onto Brookhouse Road. The property will be found on the right hand side.

### Accommodation Comprises

#### Hallway



The hallway has the stairs off to the first floor, vinyl flooring, radiator and a part glazed door and side panel to the front. Doors lead to the kitchen and the lounge.

#### Lounge 13'4" x 12'0" (4.08m x 3.66m)



Having a window to the rear, radiator and a feature fireplace.

### Additional Photo



#### Kitchen 15'4" x 8'6" (4.69m x 2.61m)



The kitchen is fitted with a range of gloss grey base and wall units with contrasting work surfaces over, plumbing for a washing machine, stainless steel sink with a mixer tap over, electric oven, ceramic hob, stainless steel splashback, chimney extractor fan, a window to the front, part glazed door to the side, vinyl flooring, radiator and a built in cupboard with Worcester boiler. The kitchen opens onto the dining room.



### Kitchen Additional Photograph



### Dining Room 11'6" x 8'0" (3.51m x 2.45m)



Having a radiator and a glazed door and side panel leading to the conservatory.

### Dining Room Additional Photograph



### Conservatory 11'1" x 10'7" (3.39m x 3.23m)



With wood flooring and doors leading out to the garden.

### First Floor Landing

With access to the loft, linen cupboard and doors leading to the bedrooms and the bathroom.

### Bathroom



The bathroom is fitted with a bath with a mixer tap and shower head over with glass screen, wash hand basin, radiator, window to the front, part tiled walls and vinyl flooring.



### Separate W.C.



The separate w.c. has a window to the front, vinyl flooring and a radiator.

### Bedroom Three 8'7" x 7'10" (2.63m x 2.41m)



Having a window to the front and the side, radiator and a built in cupboard.

### Bedroom One 12'2" x 11'7" (3.73m x 3.54m)



Having a window to the rear overlooking the garden, window to the side and a radiator.

### Bedroom One Additional Photograph



### Bedroom Two 12'2" x 9'10" (3.73m x 3.00m)



Having a radiator and a window to the rear overlooking the garden.

### To The Front



To the front of the property there is an enclosed lawned garden and a pathway leading to the front door.



## Rear Gardens



The rear gardens are laid to patio with a good sized lawned garden beyond. A gateway leads to the generous travelled parking area providing parking for several vehicles.

## Parking



## 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](http://Zoopla), [Onthemarket.com](http://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.

## 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 4.00pm

## 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.

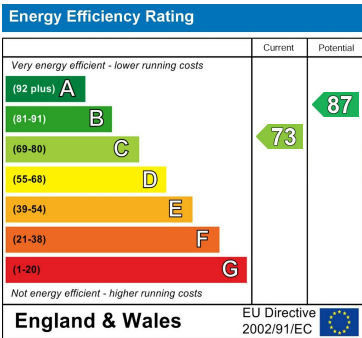
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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