

Town & Country

Estate & Letting Agents



31 Oak Drive, Oswestry, SY11 2RU

£279,000

This charming three bedroom semi detached property offers a delightful blend of period character and modern living. Built in the 1930's, the home has been part renovated, showcasing a sympathetic approach that respects its original features while providing contemporary comforts. Spanning an impressive 1,668 square feet, the residence boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation, while the two bathrooms ensure convenience for all occupants. Situated in a quiet residential area, this property is ideal for those seeking a peaceful lifestyle without sacrificing accessibility to local amenities. The attention to detail in the renovations is evident, making this home a unique find for discerning buyers. Whether you are looking for a family home or a serene retreat, this property on Oak Drive is sure to impress with its character and charm.

Directions

Accommodation Comprises:



Porch

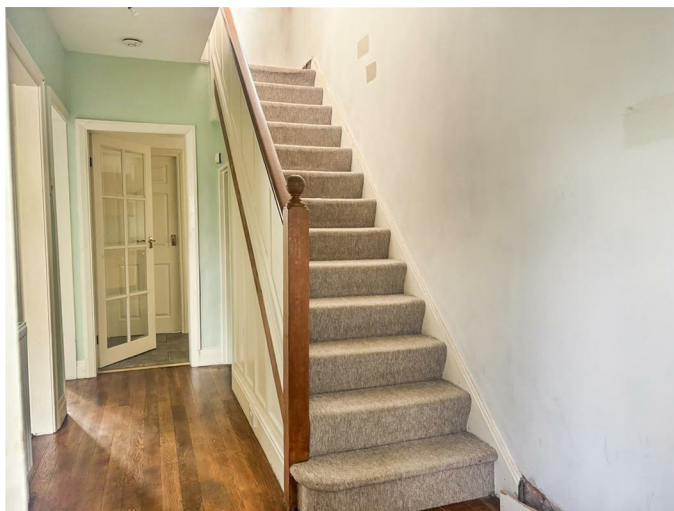
A brick built porch with quarry tiled floor, original door to the front with glazed side panels and windows to each side. Double doors lead into the hallway.

Hallway



With original floorboards, stripped wooden staircase, understairs cupboard and doors leading to the ground floor rooms.

Additional Photograph



Lounge 11'8" x 14'2" (3.56 x 4.32m)



A wonderful large characterful reception room with coved ceiling, deep skirting boards, windows and double doors to the rear, a radiator and a wooden fire surround with a beautiful original cast iron fireplace.

Additional Photograph



Dining Room 11'8" x 14'2" (3.56 x 4.32m)



A generous reception room with a bay window to the front, wooden fire surround with marble hearth and gas fire inset, wall lights and a radiator.

Kitchen/Breakfast Room 18'0" x 9'4" (5.50 x 2.85m)



With plenty of light coming in from the extra large glazed doors at the rear, the kitchen breakfast room is fitted with a range of base and wall units with worktops over, integrated dishwasher, Rangemaster gas fired stove with extractor fan over, double stainless steel sink with mixer tap and drainer, two radiators, tiled floor and plenty of space for a table and chairs. A door leads to the integral garage and a door to the ground floor bathroom which has plumbing in place to be converted into a utility room with W/C.

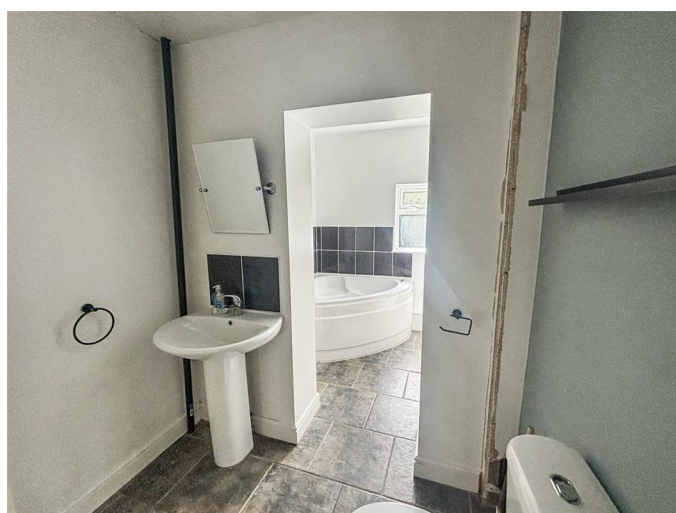
Additional Photograph



Additional Photograph



Ground Floor Bathroom (Utility)



This useful room has plumbing in place to allow it to be converted into a utility room with W/C. The room currently benefits from a W/C, wash hand basin, radiator, part tiled walls and leads to a further space which has a corner bath with shower over and a window to the rear. There is a heated towel rail and

spotlighting. The tiled floor from the kitchen continues through this space.

Additional Photograph



Landing



Stairs lead off from the hallway to the landing which has original doors leading to the bedrooms and bathroom. A further staircase leads off to the attic room and there are double doors to a useful airing cupboard.

Bathroom 7'6" x 6'3" (2.30 x 1.93m)



A generous bathroom newly refurbished with a lovely modern free standing bath, W/C and wash hand basin. There are part panelled walls, wall lights, spotlighting and a slate windowsill. The unfinished bathroom needs to be completed however the current owners will leave the tiles and finishings for the purchaser.

Bedroom One 11'6" x 13'6" (3.52 x 4.13m)



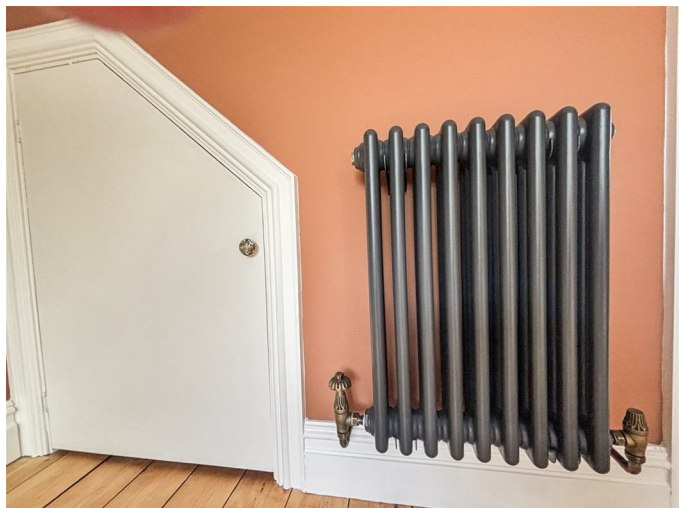
A very generous double room with a window to the rear with oak window sill, feature cast iron original fireplace with slate hearth, a radiator and feature lighting. Great attention has been paid to the finishing with the light switches and radiators all adding further to the character of this property.

Bedroom Two 10'7" x 9'4" (3.25 x 2.85m)



Another good sized double room with a large bay window to the front, original floorboards, picture rail, a radiator, door to an under stairs storage cupboard and deep skirting boards.

Additional Photograph



Bedroom Three 8'8" x 7'2" (2.66 x 2.20m)



The third bedroom has a window to the front with oak window sill, exposed floor boards and deep skirting boards.

Stairs to Loft Room

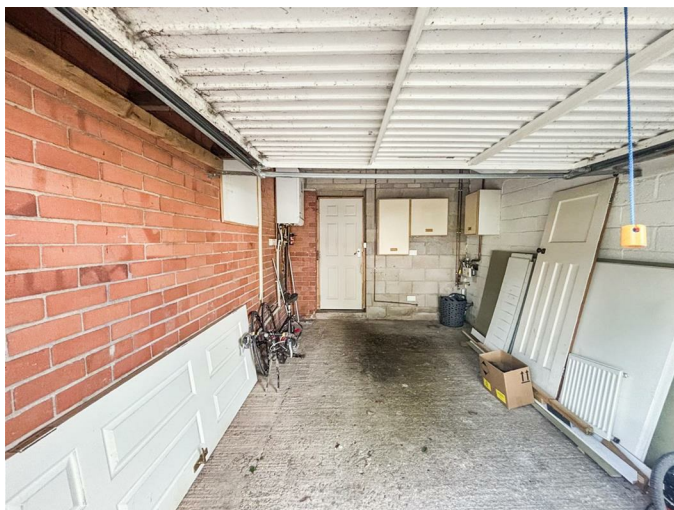


Loft Room 11'9" x 13'7" max (3.60 x 4.15 max)



A versatile room with good head height, this space would make a great dressing room or study. With plenty of light from two Velux windows, a door to boarded eaves storage, and a cupboard with additional storage space.

Integral Garage 14'7" x 9'10" (4.45 x 3.00m)



Accessed from the kitchen or from the front with an

up and over door, power and lighting, wall cupboards and a Baxi central heating boiler.

Front Garden/Driveway



Accessed through a large wooden gate at the front the property has a generous gravelled parking area providing space for numerous vehicles. Enclosed by hedging and fencing.

Rear Garden



Fully enclosed with hedging and fencing, the rear garden feels very private. With an Indian stone patio providing a great space for sitting out, leading to a lawned area and a further decked seating area. A pathway leads to the shed which sits into the boundary of the garden.

Additional Photograph



Additional Photograph



Additional Photograph

A note from the Owners

This property is part renovated and requires some finishing, The work has been carried out to a very high standard with great attention being paid to the finishing touches to further enhance the period character of the property. With original features such as stripped original doors and floorboards, fireplaces and picture rails and coved ceilings, thought has been given to the use of period radiators and light switches throughout.

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 C.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

has the authority to make or give any representation or warranty in respect of the property.

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

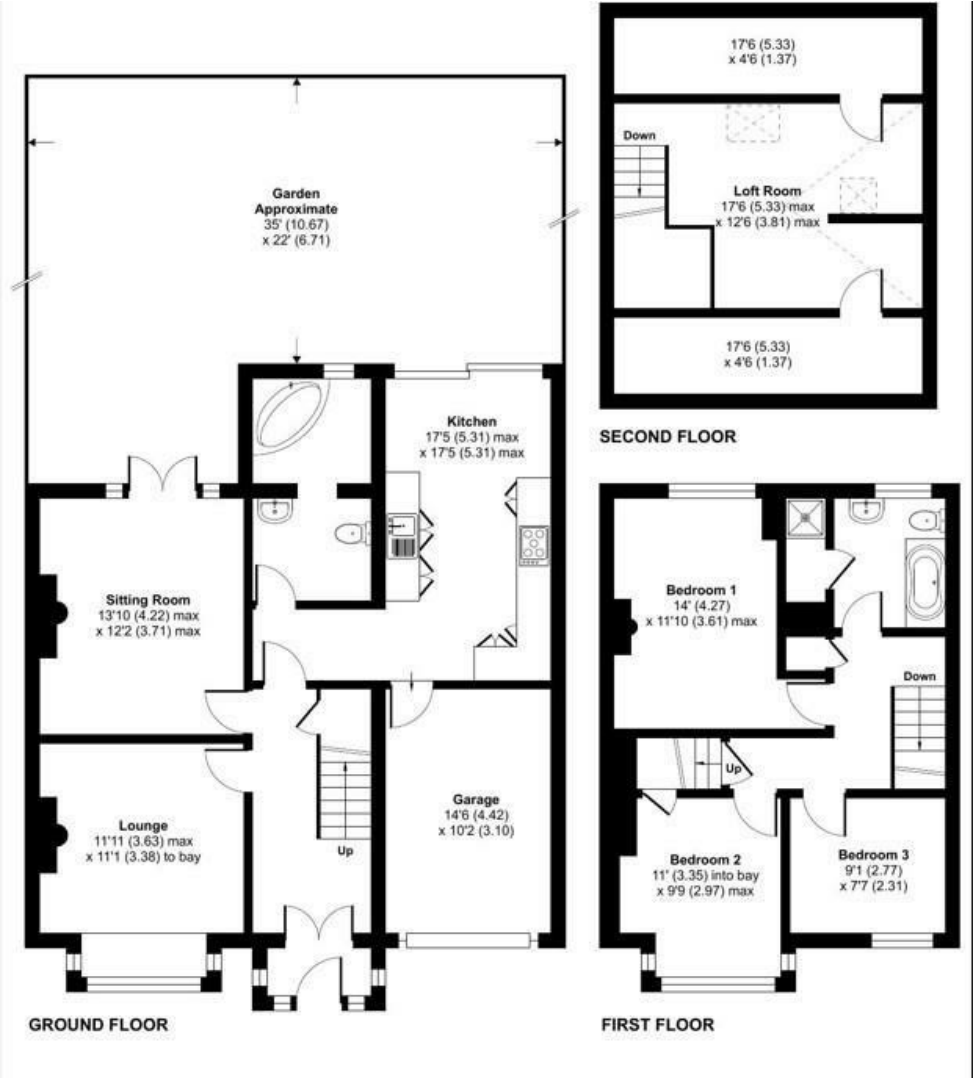
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

Additional Information

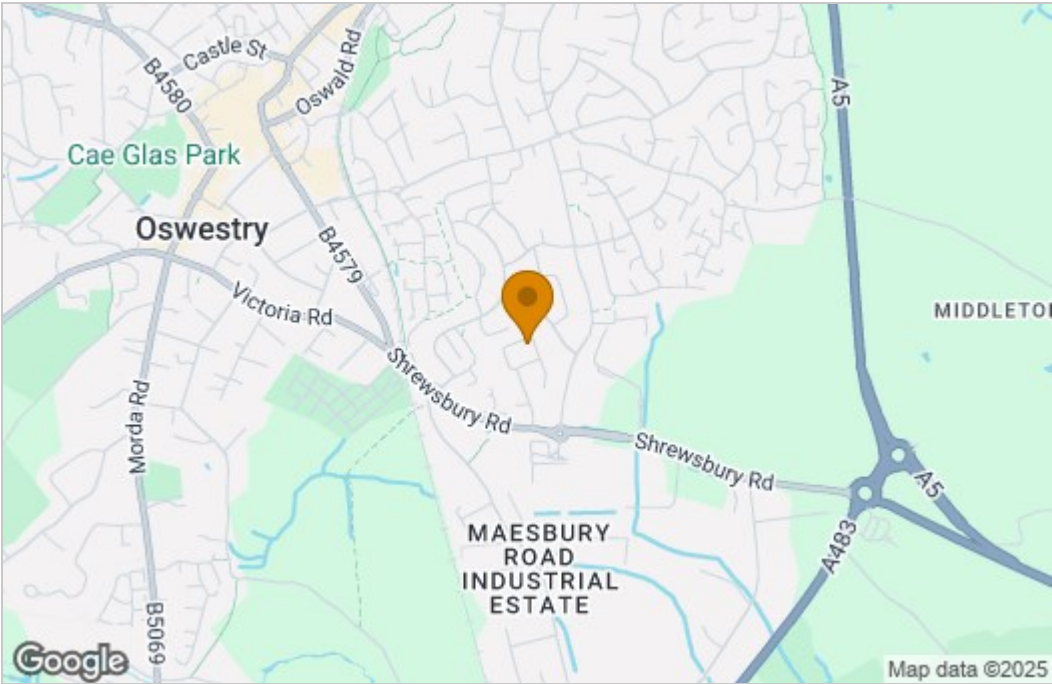
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

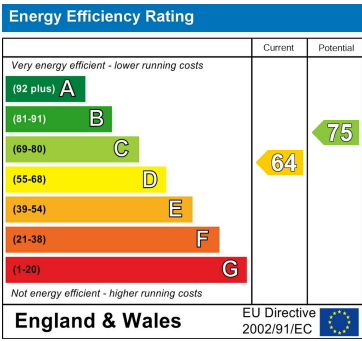
Floor Plan



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 firm's 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