

Town & Country

Estate & Letting Agents



29 Smale Rise, Oswestry, SY11 2YL

Offers In The Region Of £260,000

Town and Country Oswestry offer this good sized three bedroom modern semi-detached corner plot family home, situated on the outskirts of Oswestry town, which provides a good range of shopping and leisure facilities. Accommodation briefly comprises - Entrance Hall, Sitting/Dining Room, Spacious Kitchen, Lounge, Garden Room/Utility Room, Three Bedrooms, Dressing Room and Family Bathroom. To the outside is a single detached garage and off-road parking along with gardens to the front and rear. A great family home in a good location with well laid out accommodation.

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 where the property will be seen on the left hand side.

Accommodation Comprises

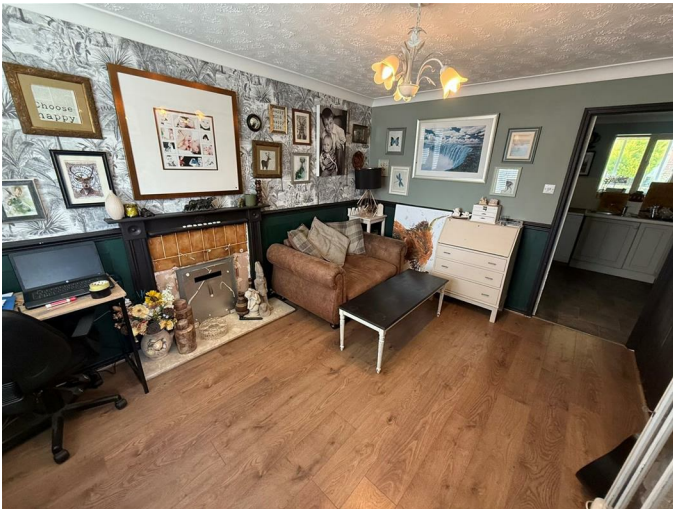
Entrance

With a porch over and a door leading into the Entrance Hall.

Entrance Hall

Having coved ceiling, window to the side, wood flooring, radiator and stairs off to the first floor. Door leading to the Sitting Room/Dining Room.

Sitting Room/Dining Room 15'0" x 11'0" (4.57 x 3.35)



With a window to the front, feature fire place with wood surround, marble effect inset and hearth, coved ceiling, dado rail, TV point, telephone point, radiator, under stairs built in cupboard, wood flooring and doorway leading to the kitchen.

Kitchen 9'5" x 13'1" (2.87 x 3.99)



Having a good range of base and wall units with work surfaces over, display cabinets, gas hob with extractor fan over, eye level integral double oven, 1½ bowl sink and drainer with mixer tap, dishwasher space, space for fridge and appliances, coved ceiling, part tiled walls, tile effect vinyl flooring, radiator and a window to the rear. Doors leading to the garden room and the lounge.

Additional Photograph



Lounge 14'0" x 10'1" (4.27 x 3.07)



A good sized reception room with a coved ceiling, wall lights, TV point, radiator, window to the front and patio doors leading onto the rear garden.

Garden Room/Utility Room 9'2" x 13'3" (2.79 x 4.04)



Having windows to all sides, vinyl flooring, plumbing and space for appliances and a part glazed door leading out to the garden.

First Floor Landing

With a built in airing cupboard housing boiler, water tank and shelving. Coved ceiling and loft access.

Master Bedroom 10'11" x 10'6" (3.33 x 3.19)



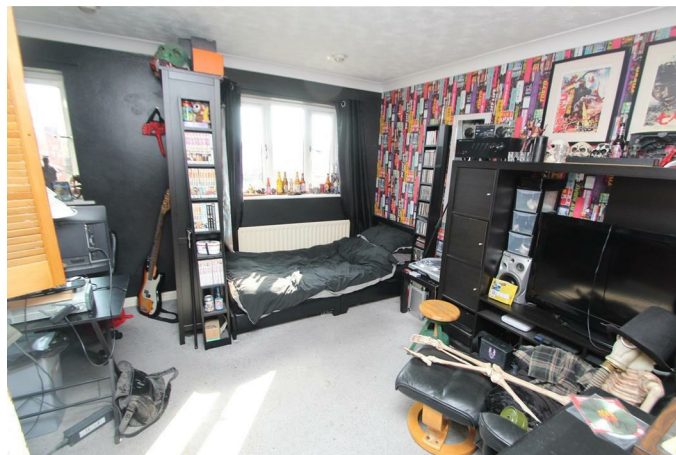
Having a window to the front, coved ceiling, TV point, radiator and loft access. A door leads through to the dressing room.

Dressing Room 10'6" x 4'3" (3.19 x 1.30)



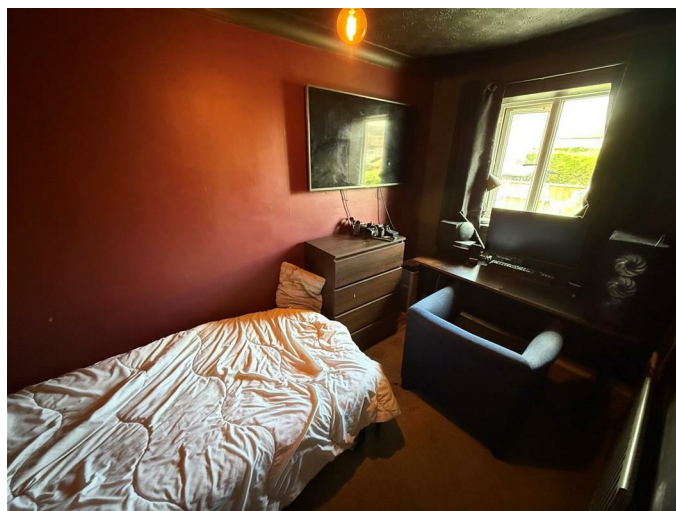
Having a window to the rear and laminate flooring. This room is currently used as a dressing room but would make a fantastic en suite if the required.

Bedroom Two 11'8" x 13'3" (3.56 x 4.04)



With two windows to the front, coved ceiling, spot lighting, built-in cupboard, radiator, TV point and telephone point.

Bedroom Three 11'9" x 6'5" (3.58 x 1.96)



Having a window to the rear, coved ceiling and a radiator.

Bathroom



Having a modern white suite comprising a wash hand basin on a modern vanity unit with a mixer tap over, low level WC., P shaped panelled bath with mixer taps over and a mains powered shower with two shower heads, fully tiled walls, vinyl flooring, heated towel rail and a window to the rear.

Front Garden

The front garden is lawned and has a gravelled pathway and outside lighting.

Rear Garden



The rear garden is enclosed by walling giving a good degree of privacy. There is a paved area ideal for sitting out and entertaining. Steps lead up to the garden area which is lawned and shrubbed with a further sitting area. There is outside lighting and a garden tap. A gate leads through to the garage and driveway.

Additional Photograph.



Additional Photograph..



Detached Garage



With an up and over door, power and light, window to the side and door to the rear leading onto the garden. The driveway provides parking for two vehicles.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Services

The agents have not tested the appliances listed in the particulars.

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk

-NO SALE - NO FEE

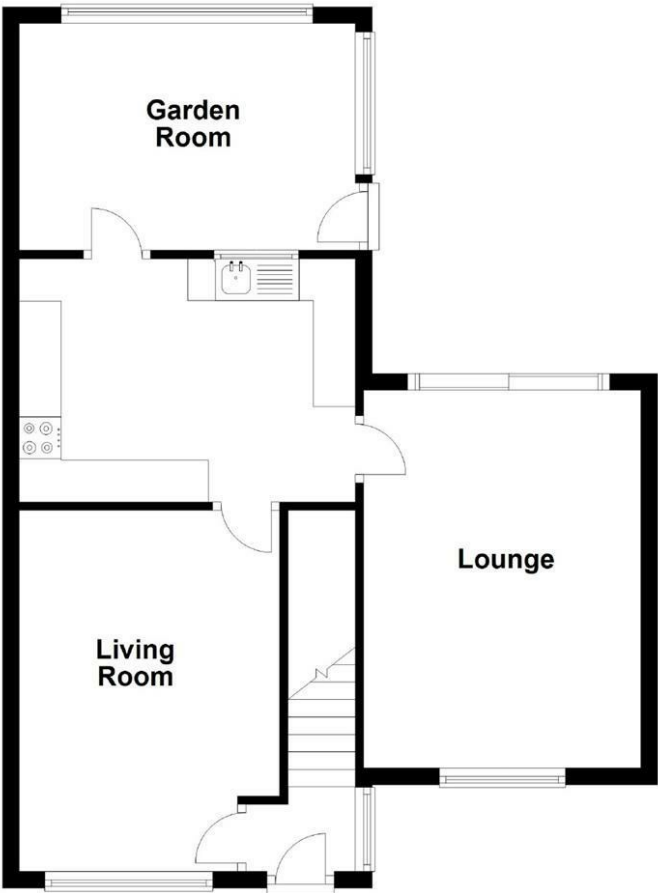
VERY COMPETITIVE FEES FOR SELLING.

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

Floor Plan

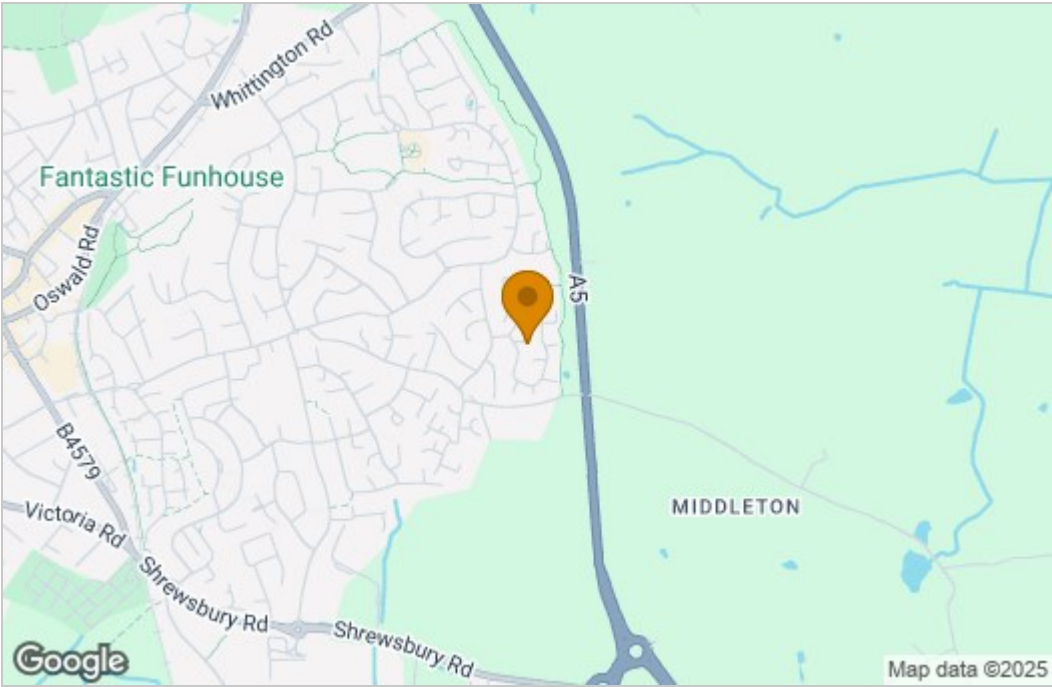


Ground Floor

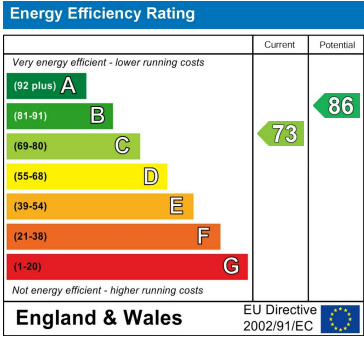
Approx. 55.7 sq. metres (599.5 sq. feet)

Total area: approx. 99.8 sq. metres (1074.6 sq. feet)

Area Map



Energy Efficiency Graph



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