

# Town & Country

Estate & Letting Agents



**16 Tan Yard Square Oak Street, Oswestry, SY11 1FB**

**Offers In The Region Of £145,000**

Situated just off Oak Street in the charming town of Oswestry, this modern first-floor apartment offers a delightful living experience. Built in 2021, this recently built property spans an impressive 538 square feet and features two spacious double bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity. Upon entering, you will find a well-appointed reception room and kitchen that provides a welcoming space for relaxation and entertaining. The layout is thoughtfully designed to maximise comfort and functionality. The apartment also boasts a modern bathroom, ensuring convenience for residents. One of the standout features of this property is its prime location. Situated within walking distance to the town centre, residents can easily access a variety of shops, cafes, and local amenities, enhancing the appeal of this home. Additionally, the apartment comes with off-road parking for two vehicles, a valuable asset in this bustling area. This modern apartment not only offers a stylish living space but also presents an excellent opportunity for those looking to invest in the property market. With its combination of comfort, convenience, and contemporary design, this first-floor apartment on Oak Street is a must-see for anyone seeking a new home in Oswestry.



## Directions



From our Oswestry office proceed up and turn second right onto Oak Street. The entrance to the apartments will be found on the left hand side. Proceed under the archway where the entrance to the property will be found on the right hand side.

## Accommodation Comprises

### Communal Hallway

The communal hallway has an intercom system and door secure entry. A staircase leads up to the apartment on the first floor.

### Entrance Hall

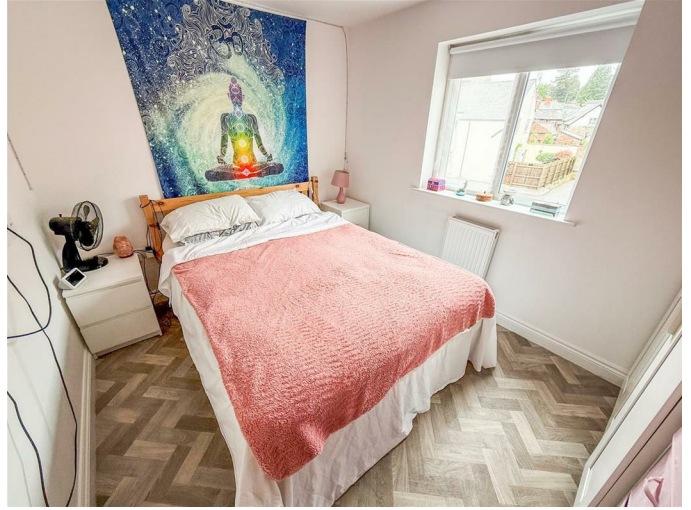
The hallway has a door to the communal hall, double fitted cloakroom cupboard, vinyl flooring, intercom system and doors leading to all rooms.

### Bathroom



The modern bathroom has a panel bath with a mixer tap over and glass screen, mains powered shower over, wash hand basin with a mixer tap over, low level w.c., heated towel rail, vinyl flooring, extractor fan and a window to the rear.

## Bedroom One 9'11" x 8'3" (3.03m x 2.54m)



The first double bedroom has a window to the front, radiator and vinyl flooring.

## Bedroom Two 10'4" x 6'5" (3.15m x 1.96m)



The second bedroom has a window to the rear, vinyl flooring and a radiator.

## Lounge/ Kitchen 19'1" x 11'5" (5.82m x 3.50m)



The bright, spacious open plan kitchen/ dining room has French doors onto a Juliette balcony, a window



to the rear, a range of fitted modern base and wall units with work surfaces and matching upstands over, stainless steel sink with a mixer tap over, electric oven, ceramic hob, modern extractor fan over, breakfast bar, vinyl flooring, integrated washing machine, space for a dishwasher, integrated fridge/freezer, spotlighting, radiator, tv point and wall mounted Ideal classic gas fired boiler in a cupboard.

#### **Additional Photo**



#### **Additional Photo**



#### **To The Outside**



To the outside there is two allocated parking spaces.

#### **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, 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 leasehold, 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.

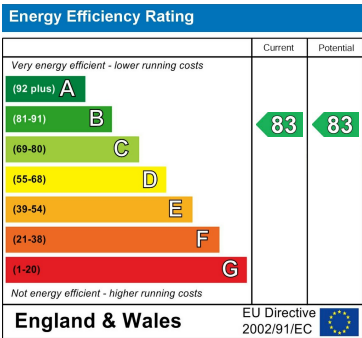
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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