

# Town & Country

Estate & Letting Agents



**2 Upper Well Close, Oswestry, SY11 1TW**

**Offers In The Region Of £249,950**

Located in the desirable area of Upper Well Close, Oswestry, this beautiful end mews family home offers a perfect blend of modern living and comfort. Built in 2006, this immaculate property spans an impressive 1,012 square feet and is set over three well-designed floors, providing ample space for family life. The home features three generously sized double bedrooms, ensuring that everyone has their own private retreat. With two bathrooms and a cloakroom, morning routines will be a breeze, making it ideal for busy families or those who enjoy hosting guests. The large reception room and modern kitchen are an ideal place to entertain. The end of terrace position enhances the sense of privacy and space, making it a tranquil haven at the edge of town. The location is particularly sought after, offering a peaceful environment while still being within easy reach of local amenities and the vibrant town centre of Oswestry. This home is not just a property; it is a lifestyle choice, perfect for those looking to settle in a friendly community. In summary, this home is an exceptional opportunity for families or individuals seeking a modern, spacious, and well-maintained home in a prime location. Do not miss the chance to make this delightful property your own.

### Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 yards turn left into Bentley Drive. Follow the road around where the property will be seen on the left hand side in the crescent.

### Entrance Hall

A door leads into the hallway with oak flooring, built in storage cupboard, a radiator, and stairs off to the first floor. Doors lead to the cloakroom, kitchen and the lounge.

### Cloakroom

The cloakroom has a low level w.c., a wash basin on a vanity unit, a window to the front, radiator and a tiled floor.

### Breakfast Kitchen 11'11" x 6'1" (3.64m x 1.86m)



The well appointed, recently remodelled kitchen is fitted with a range of base and wall units with oak block tops work tops over, a breakfast bar, inset Belfast style sink unit with a mixer tap, a Hotpoint double oven, gas hob, modern extractor and dishwasher, down lighting, spotlighting, a radiator, a window to the front overlooking the green, vinyl floor, space for a fridge/ freezer and part tiled walls.

### Additional Photo



### Living/Dining Room 15'1" x 12'10" (4.62m x 3.92m)



The bright living/ dining room has an oak floor, an understairs storage cupboard, radiator, spotlighting, double glazed bay windows and French doors with internal blinds leading onto the rear garden.

### Additional Photo



## First Floor



With stairs leading off to the second floor and a radiator. Doors lead to the two bedrooms and the family bathroom.

### Bedroom Two 12'9" x 10'4" (3.90m x 3.15m)



A good sized double bedroom with a radiator, window to the rear and feature panelled wall.

### Bedroom One 12'9" x 10'4" (3.90m x 3.15m)



Another great sized double room with a radiator and

two windows to the front overlooking the green and views beyond.

## Bathroom



The family bathroom has a modern suite comprising a low level w.c. and a wash hand basin on a vanity unit, a shaver point, a recently installed bath with a mixer tap and shower over with two shower heads and a glass screen, a heated towel radiator, an extractor fan, part tiled walls and a vinyl floor.

## Second Floor

The second floor gives access to the loft space. Doors lead to the shower room and the third bedroom.

### Bedroom Three 12'9" x 12'9" (3.90m x 3.90m)

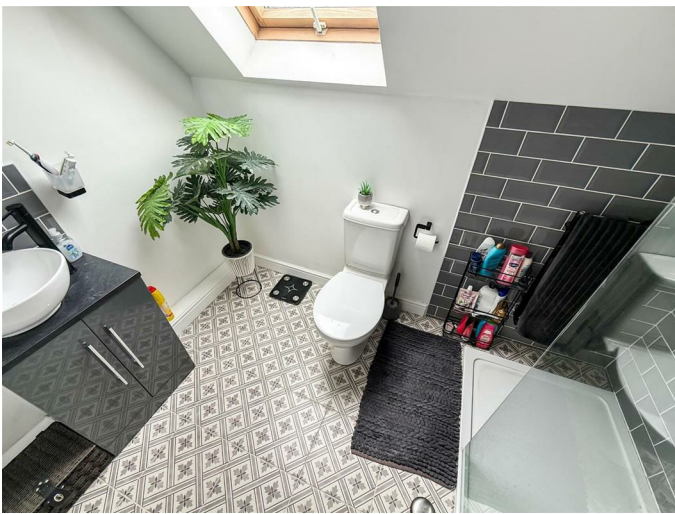


A great sized double bedroom with a large walk in wardrobe, eaves storage cupboards off, a radiator, a window to the front with great views, a window to the side and a linen cupboard off.

### Additional Photo



### Shower Room



The shower room has a modern feeling with a refitted suite comprising a low level w.c., a free standing wash hand basin on a vanity unit with a free standing tap, a walk in shower cubicle with a waterfall shower and a separate shower head, a towel radiator, a Velux window to the rear, a tiled floor, part tiled walls, extractor fan and spotlighting.

### Front Garden



To the front of the property a paved pathway leads to the front door with a canopy porch and lighting. There is a lawned and shrubbed garden with a low boundary hedge.

### Rear Garden



The rear garden does enjoy a good level of privacy. The paved patio is a real sun trap and has a lawned area beyond all fully enclosed by fencing and walling making it ideal for children and pets. A gate to the side gives access to the driveway and garage.

### Additional Photo



### Garage & Parking



To the side of the property the adjoining garage has an up and over door, power and lighting. There is parking to the front of the garage in a private courtyard area.

### 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 Country Council and we believe the property to be in Band C.

### 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

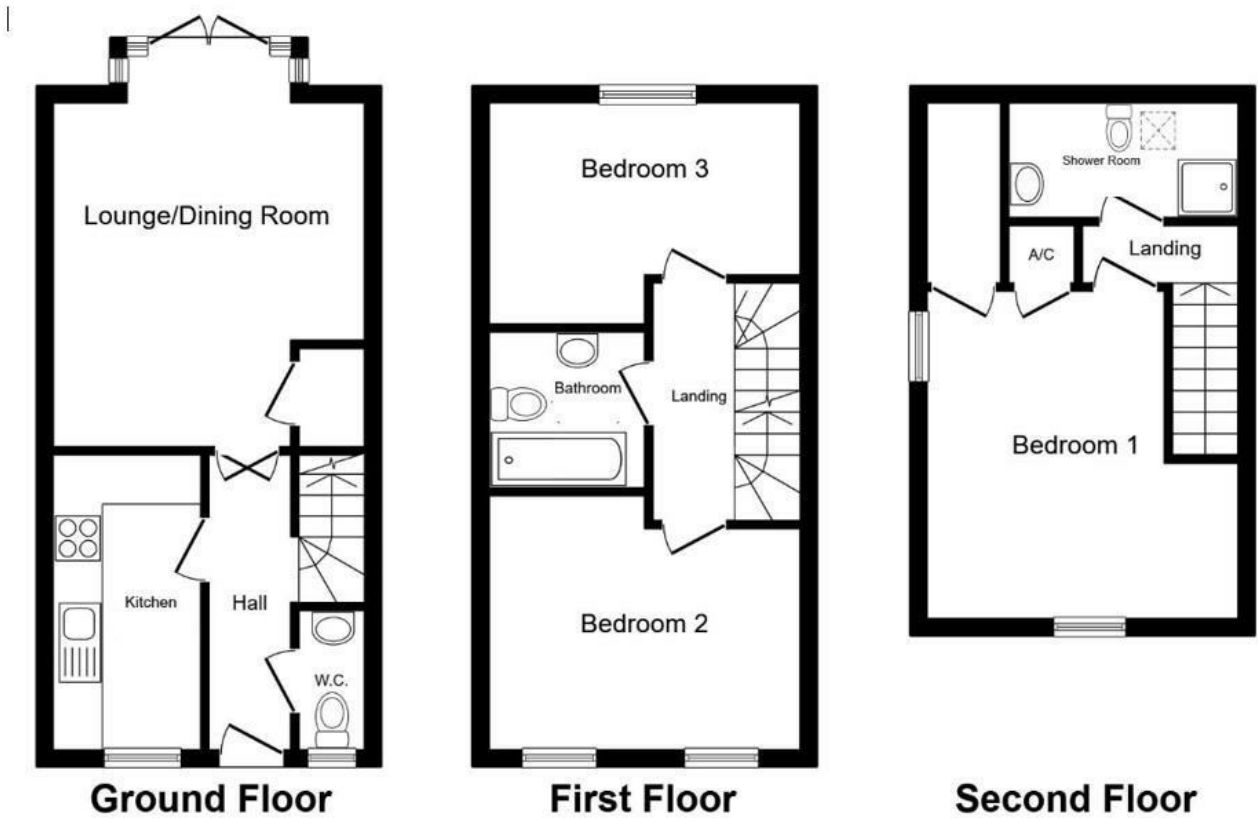
Saturday: 9.00am to 2.00pm

### 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



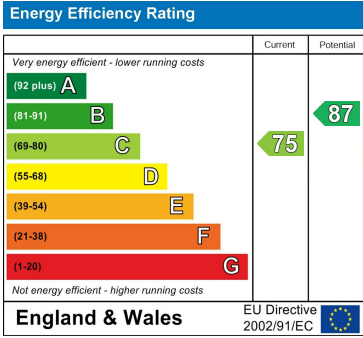
Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Your Move. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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