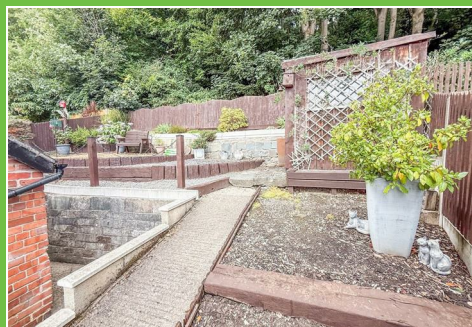


# Town & Country

Estate & Letting Agents



**48 Coppice Drive, Oswestry, SY11 1EX**

**Offers In The Region Of £181,000**

Situated in a cul de sac position on Coppice Drive in the charming town of Oswestry, this semi-detached house presents an excellent opportunity for families seeking a spacious and well-maintained home. Boasting three generous bedrooms, this property is designed to accommodate the needs of modern family life. The house features a good sized reception room, providing ample space for relaxation and entertaining guests. The elevated position of the property offers delightful views, enhancing the overall appeal of this lovely home. Located on the edge of town, residents can enjoy a peaceful environment while still being conveniently close to local amenities and services. The property also benefits from parking for up to three vehicles and low maintenance gardens. Oswestry has all daily amenities including schools, shops and good road links to larger town and cities.

### Directions

From our Willow Street office proceed up and turn right onto Castle Street. Proceed to the junction onto Beatrice Street which leads into Gobowen Road. After approximately quarter of a mile turn left onto Coppice Drive and follow the road up towards the cul de sac where the property will be found at the top of the street.

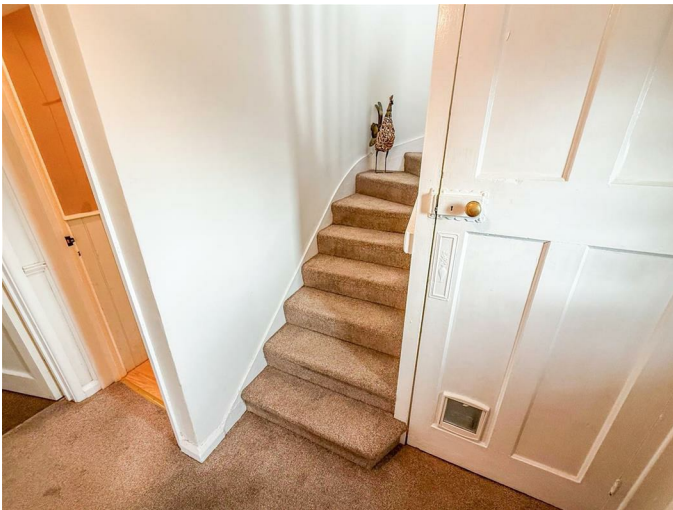
### Accommodation Comprises

#### Entrance



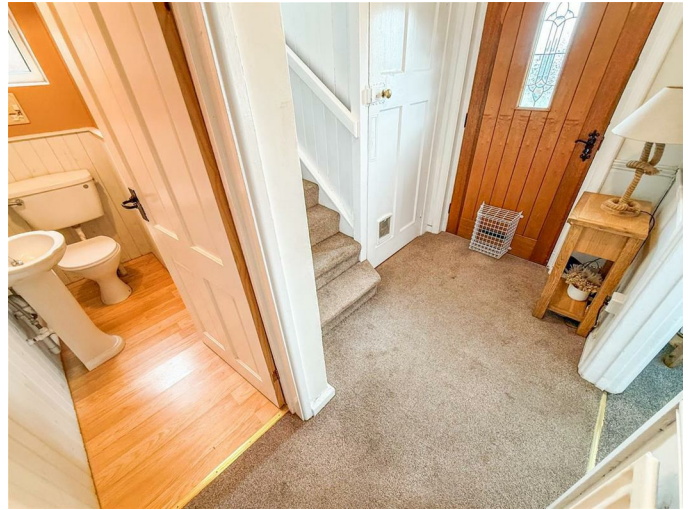
A canopy porch leads to the front door of the property.

#### Hallway



The hallway has a part glazed door to the front, stairs leading to the first floor, built in under stairs cupboard housing the gas fired boiler, radiator and doors leading to the cloakroom, lounge and the kitchen.

### Cloakroom



The cloakroom has a window to the side, wash hand basin, low level w.c., part panelled walls and wood flooring.

### Lounge/ Dining Room 17'4" x 10'4" (5.30m x 3.16m)



The good sized lounge/ dining room has a window to the rear and a window to the front with far reaching views over the town, radiator, dado rail and a focal gas fire with concealed lighting on a marble hearth and back with decorative surround.

### Additional Photo



### Kitchen 10'5" x 7'8" (3.20m x 2.34m)



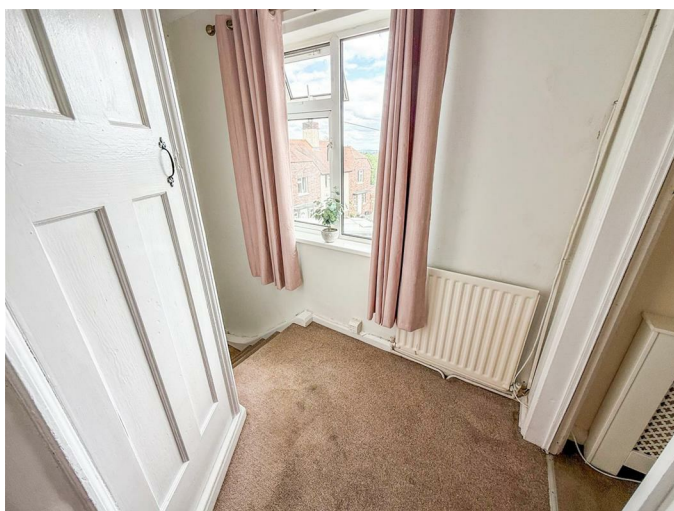
The kitchen is fitted with a range of base and wall units with work surfaces over, space for a fridge/ freezer, Hotpoint electric oven, ceramic hob, chimney style extractor fan, stainless steel sink with a mixer tap over, part tiled walls, integrated dishwasher, a window to the rear and a part glazed door leading to the utility.

### Utility 10'11" x 4'8" (3.33m x 1.43m)



The utility is fitted with base and wall units with work surfaces over, tiled floor, plumbing for a washing machine and space for a tumble drier, velux window and a space for a fridge/ freezer.

### First Floor Landing



The first floor landing has a window to the front with far reaching views, radiator, built in cupboard, loft hatch and doors leading to the bedrooms and the bathroom.

**Bedroom Three 10'4" x 6'5" (3.17m x 1.97m)**



The third bedroom has a radiator and a window to the front with great views over the town.

**Bedroom One 10'4" x 9'10" (3.15m x 3.00m)**



The first double bedroom has a radiator and a window to the rear overlooking the garden.

**Bedroom Two 10'5" x 6'1" (3.20m x 1.86m)**



The second bedroom has a radiator, dado rail and a window to the rear overlooking the garden.

**Family Bathroom**



The family bathroom has a wash hand basin with a mixer tap over on a vanity unit, low level w.c., panel bath with a Triton electric shower over, a window to the side, part tiled walls, radiator, part panelled walls and wood flooring.

**To The Outside**



The property is located at the end of the cul de sac and is accessed over a tarmac driveway offering parking for several vehicles. There is also a gravelled garden area to the side and gated access to the rear garden.

## Driveway

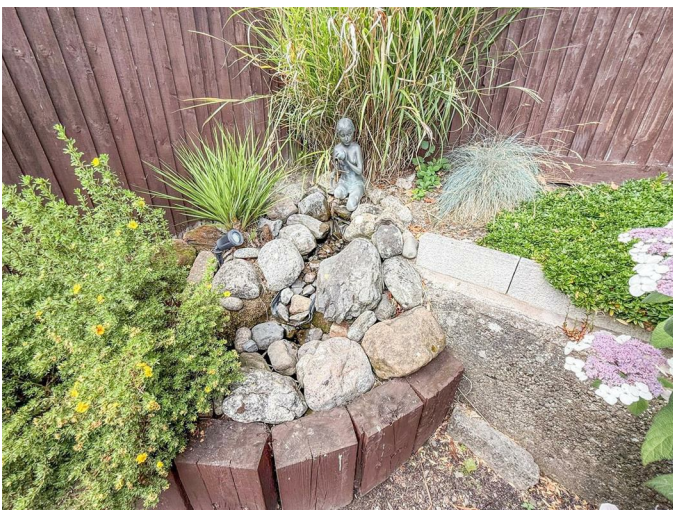


## Rear Gardens



The enclosed rear garden has a pathway at the side leading up to the terraced areas with various seating areas and raised flower beds. There is an ornamental water feature, garden shed and an outside tap. The garden backs onto woodland giving it a real feel of privacy.

## Additional Photo



## 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.

## 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

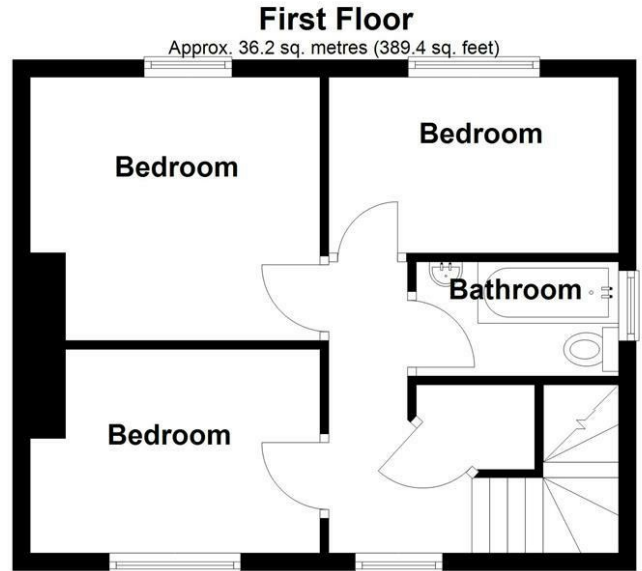
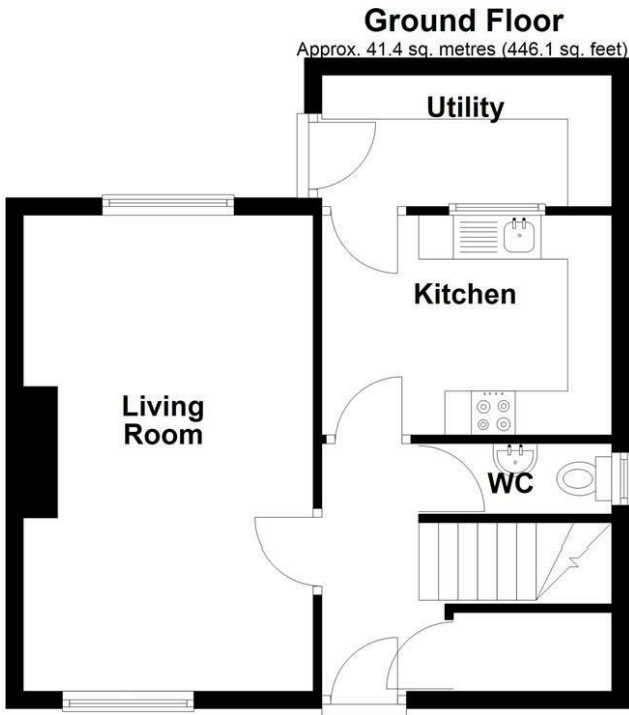
Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## Additional Information

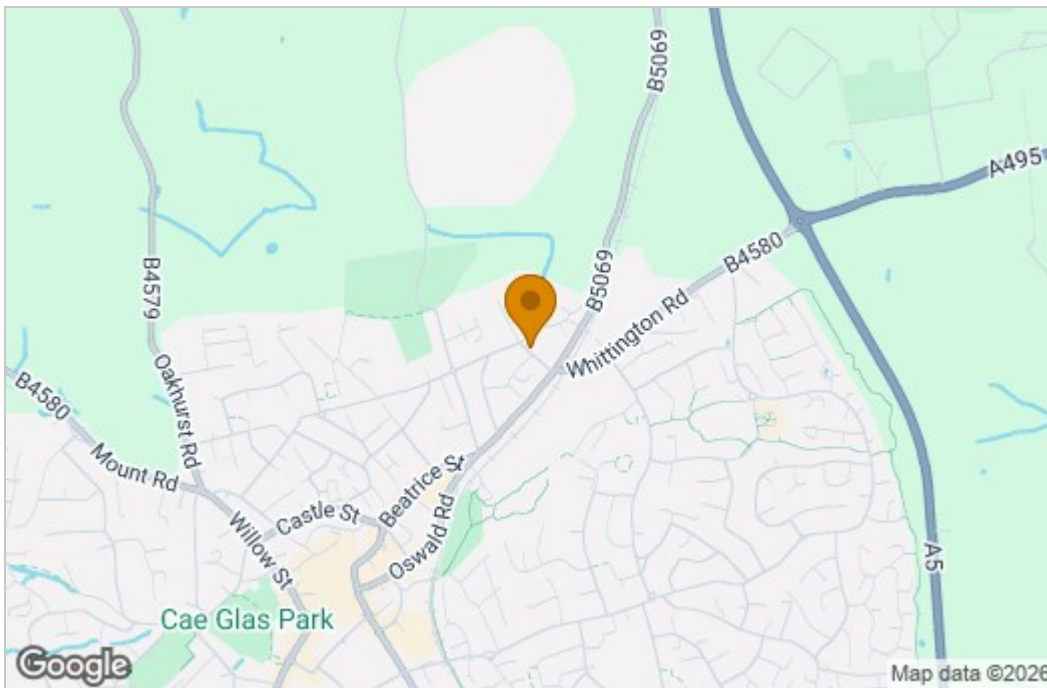
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

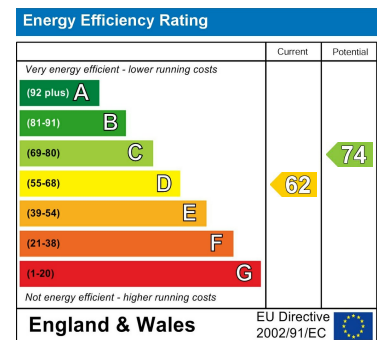
# Floor Plan



# Area Map



# Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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