

Town & Country

Estate & Letting Agents



54 The Carriages, Gobowen Road, Oswestry, SY11 1BX

Offers In The Region Of £129,950

Town and Country Oswestry are pleased offer for sale this spacious, modern two bedroom first floor apartment located on the outskirts of Oswestry town. The property benefits from open plan living space, two double bedrooms, a bathroom and an ensuite along with undercover parking, communal lift and private balcony space to the front and side of the apartment. The property is within walking distance of Oswestry Town and all amenities including shops it is ideally placed for accessing main bypass networks for those needing to commute.

Directions

From our Oswestry office continue up Willow Street and Turn right onto Castle Street follow the one way system onto Beatrice Street. From there continue and keep in the left lane past Morrisons superstore where the property will be found on the right just after the Cambrian Buildings.

Hallway



Intercom system, radiator, window to the side.

Lounge 15'5" x 8'6" (4.70m x 2.61m)



This good sized open plan living room leads to a dining area and through to the kitchen. with access to balcony through a sliding door, with a window to the side, a radiator and a TV point.

Kitchen 15'5" x 6'10" (4.70m x 2.10m)



With a balcony to the side accessed via sliding patio doors the kitchen is fitted with a good range of base and wall units with worktops over, integrated dishwasher, integrated fridge freezer & washing machine, single bowl stainless steel sink and drainer unit with mixer taps.

Additional Photo

Additional Photograph



Bedroom One 11'1" x 6'3" (3.39m x 1.93m)



With a window to the side, a radiator and a TV point.

Main Bathroom



The main bathroom benefits from a three piece suite comprising of W/C, wash hand basin and bath with shower attachment in white, fully tiled walls, a window to the side, a radiator and an extractor fan.

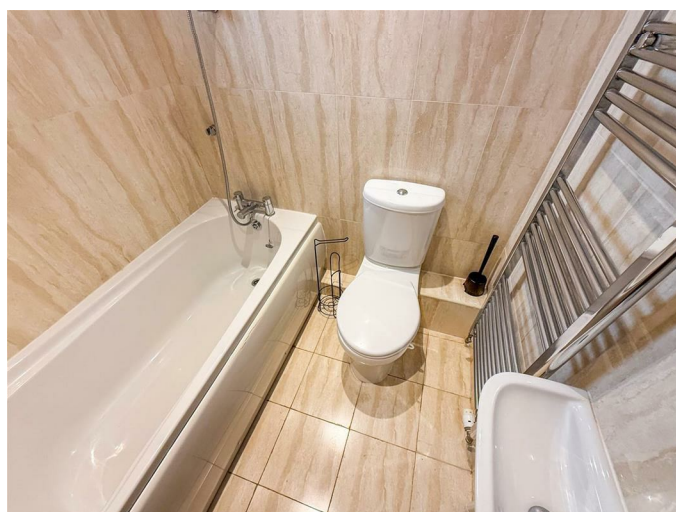
Bedroom Two 9'10", 12'1"4" x 8'5" (3,37m x 2.57m)



With a window to the side and a built in wardrobe

with rails providing plenty of storage, a radiator and a TV point. A door leads into the en-suite shower room.

Ensuite



With a W/C, wash hand basin, Shower cubicle with mains powered shower, a heated towel rail and an extractor fan. The en-suite has fully tiled walls and flooring.

Balcony



This space is accessible from the open plan living space.

Additional Photograph



Communal Lift

Undercover parking space



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 C.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

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.

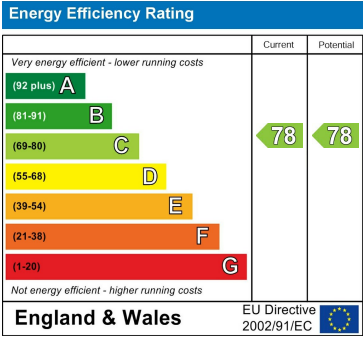
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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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