

# Town & Country

Estate & Letting Agents



**3 Barnfield Close, Oswestry, SY11 2TS**

**Offers In The Region Of £214,500**

Located in Barnfield Close, Oswestry, this well-maintained semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient property. The property features two inviting bedrooms, providing ample space for relaxation and rest. The single reception room is a delightful area for entertaining guests or enjoying quiet evenings at home whilst the conservatory is a real sun trap. The well-appointed bathroom and kitchen ensures that all your needs are met with ease. One of the standout features of this bungalow is its proximity to the town centre, allowing residents to enjoy the vibrant local community and all the amenities it has to offer. Whether you fancy a leisurely stroll to the shops or a visit to a nearby café, everything is just a stone's throw away. For those with vehicles, the property boasts a driveway, carport, and garage, providing plenty of parking options and additional storage space. This is particularly advantageous for those who appreciate the convenience of having their own transport. In summary, this semi-detached bungalow on Barnfield Close is an ideal choice for retirees or anyone looking for a low-maintenance home in a desirable location. With its charming features and excellent amenities nearby, it is a property not to be missed.

### Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around and turn left at the junction onto Beatrice Street. Stay in the right hand lane and follow the one way system back into the town along Oswald Road. At the traffic lights turn left onto Leg Street and go straight ahead at the mini roundabout onto Salop Road. Turn left onto Middleton Road and proceed to the mini roundabout. Turn right onto Plas Ffynnon Way and follow the road down. Turn right onto Barnfield Close where the property will be found on the left hand side.

### Accommodation Comprises

#### Hallway

The hallway has a radiator, part glazed door to the front with glazed side panel, fitted cloaks cupboard and doors leading to the lounge and the kitchen.

#### Kitchen 9'4" x 7'6" (2.85m x 2.30m)



The kitchen is fitted with a range of base and wall units with work surfaces over, stainless steel sink, plumbing for a washing machine, Electrolux electric oven, ceramic hob, extractor fan over, wall mounted gas fired boiler, a window to the side, tiled flooring, part tiled walls, space for a fridge/ freezer, radiator and a part glazed door leading out to the driveway.

#### Lounge/ Dining Room 16'3" x 10'2" (4.97m x 3.12m)



The good sized, bright lounge/ dining room has a bay window to the front, radiator, wall lighting and a focal fireplace with an electric fire on a marble hearth. A door leads through to the inner hallway.

#### Additional Photo



#### Inner Hallway

The inner hallway has an airing cupboard and doors leading to the bedrooms and the bathroom.

**Bedroom Two 10'2" x 6'6",285'5" (3.11m x 2,87m)**



The second double bedroom has a radiator, built in double wardrobe and a window to the rear overlooking the garden.

**Bedroom One 9'4" x 8'4" (2.86m x 2.55m)**



The first double bedroom has a radiator and patio doors leading out to the conservatory.

**Bathroom**



The bathroom is fitted with a panelled bath with

mixer taps and a shower head over, wash hand basin, low level w.c., Triton electric shower over the bath with a folding screen, fully tiled walls, tiled flooring, heated towel rail, extractor fan, shaver light and a window to the side.

**Conservatory 12'5" x 8'8" (3.80m x 2.66m)**



The bright conservatory has a tiled floor, dwarf wall and French doors leading out to the garden.

**To The Outside**

**Front Gardens**



To the front of the property there is a block paved driveway providing lots of parking along with a carport to the side leading to the garage. The front gardens are gravelled with a pathway and canopy porch with lighting leading to the front door.

**Garage 17'2" x 8'3" (5.24m x 2.53m)**

The single garage has an up and over door, power and lighting. Double gates lead to the front and a gate leads to the back garden. There is also an outside tap to the side and outside lighting around the bungalow.

## Rear Gardens



The pretty rear garden has a patio and gravelled areas with raised flower beds, a real sun trap on a warm day. The garden is fully enclosed by fence panelling making it ideal for children and pets. There is also a garden shed and small water feature.

## 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 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 5.00pm

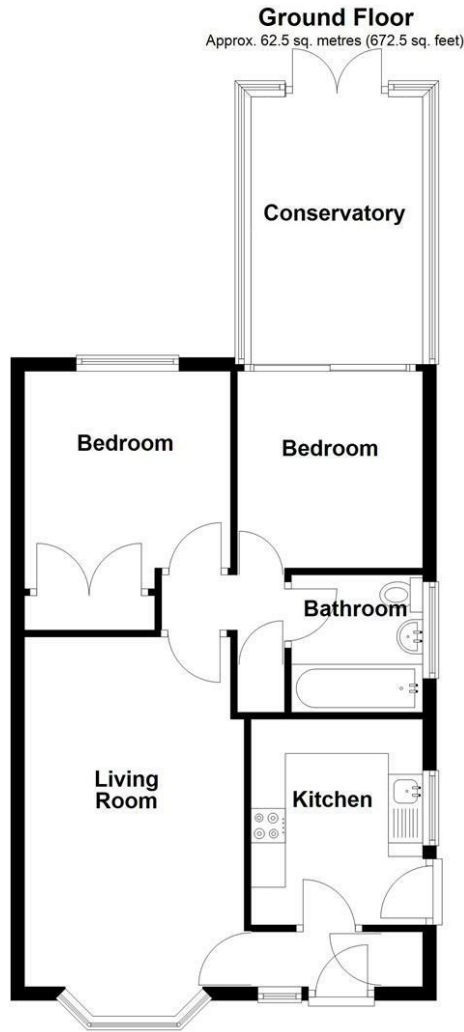
Saturday: 9.00am to 2.00pm

## Additional Information

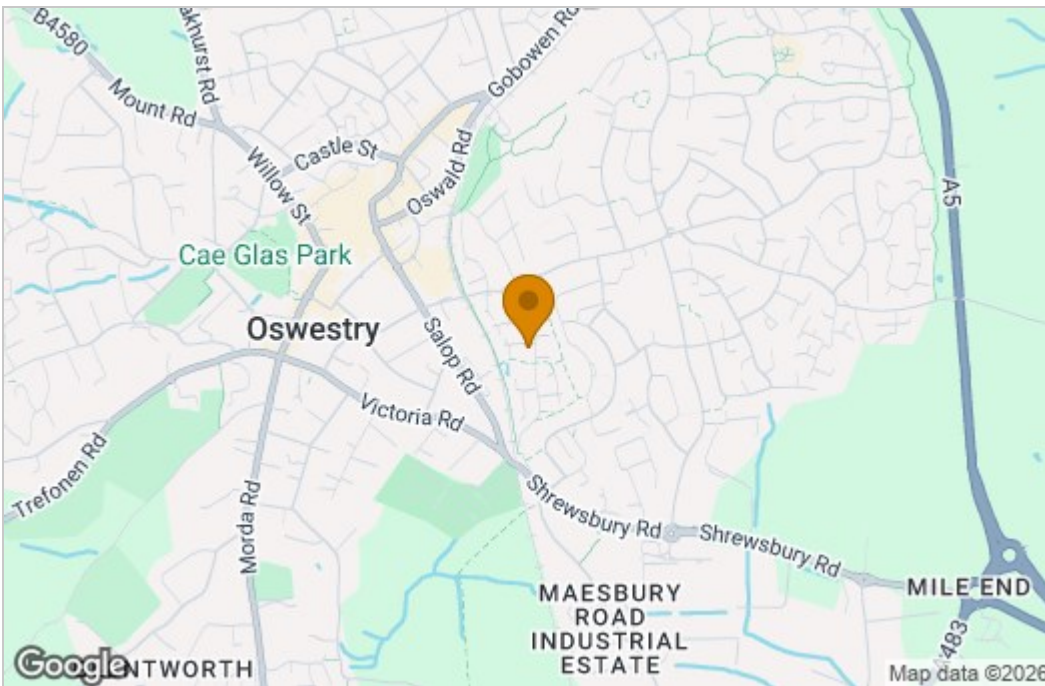
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

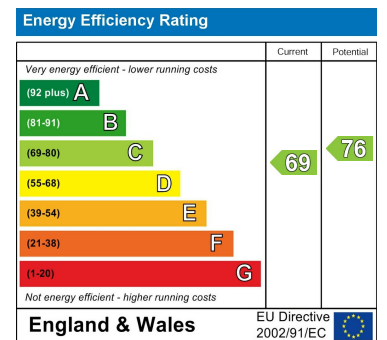
# Floor Plan



# Area Map



# Energy Efficiency Graph



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