

Town & Country

Estate & Letting Agents



2 Walsham Villas Station Road, Whittington, SY11 4BL

Offers In The Region Of £265,000

WITH NO ONWARD CHAIN!! Located on Station Road in the charming village of Whittington, Oswestry, this beautiful semi-detached home offers an ideal blend of comfort and style. With immaculate presentation throughout, this property is perfect for families or those seeking a peaceful retreat. The house boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. Each room is filled with natural light, creating a warm and welcoming atmosphere. One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from plenty of parking, ensuring convenience for residents and visitors alike. Situated in a sought-after location, this home is close to local amenities and offers easy access to the surrounding countryside, making it an ideal choice for those who appreciate both village life and the beauty of nature. In summary, this semi-detached house on Station Road is a delightful opportunity for anyone looking to settle in a lovely community. With its spacious layout, great garden, and excellent presentation, it is sure to impress. Do not miss the chance to make this wonderful property your new home.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. At the junction turn left onto Beatrice Street and bear to the left onto Gobowen Road. At the junction turn right, under the railway bridge, onto Whittington Road. Continue along until reaching the roundabout, straight over the roundabout and proceed towards Whittington. When in Whittington, go over the level crossing where the property will be seen on the left hand side.

Accommodation Comprises

Overview

The property has been restored to a superb standard by the present owners and is currently operated as a successful Air B&B. The current owners would be open to discussion in relation to someone taking over the business and agreeing on purchasing the fixtures and fittings.

Hallway



The hallway has wood effect vinyl, radiator, part glazed door to the front, stairs off to the first floor and doors leading to the lounge and the dining room.

Dining Room 11'6" x 11'9" (3.52m x 3.59m)



A good sized bright room having a radiator, wood effect vinyl flooring, a window to the front and an open reach point.

Living Room 12'0" x 11'2" (3.68m x 3.42m)



The cozy living room has wood effect vinyl flooring, a radiator and a Montrose log burning stove with oak mantle over. An archway leads through to the kitchen.

Kitchen 10'0" x 7'5" (3.05m x 2.28m)



The kitchen is fitted with a modern range of base and wall units with work surfaces over, ceramic hob and glass splashback, an eye level Kenwood electric oven, chimney style extractor fan, one and a half-bowl sink and mixer tap, plumbing for a washing machine, space for a fridge/freezer, an integrated dishwasher, vinyl flooring, spotlighting, window to the side, a double glazed door to the side and a door leading to the shower room.

Shower Room 3'3" x 7'3" (1m x 2.21m)



The shower room has a window to the side, a W/C, a wash hand basin, a double shower cubicle with a Triton electric shower, part tiled walls, vinyl flooring, a heated towel rail and an extractor fan.

To The First Floor



The large landing is an ideal study space and has a Worcester gas boiler, a radiator, window to the side and a built in storage cupboard. Doors lead to the bedrooms and the family bathroom.

Family Bathroom 7'4" x 7'4" (2.25m x 2.26m)



The beautifully appointed family bathroom has a window to the rear, a roll top style bath with a Victorian mixer tap and shower head, a wash hand basin and low level W/C, a heated towel rail, a double shower cubicle with mains powered shower, vinyl flooring, an extractor fan and part tiled walls.

Bedroom Three 11'3" x 9'4" (3.43m x 2.85m)



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

Bedroom Two 9'4" x 11'8" (2.86m x 3.57m)



A good sized double bedroom with a window to the front and a radiator.

To The Second Floor

A door leads through to the second staircase having a radiator and a window to the front.

Bedroom One 13'11" x 13'6" (4.26m x 4.14m)



The second floor bedroom has Velux windows to the front and the rear, a radiator and eaves storage on both sides.

To The Outside

Front Gardens

To the front of the garden there is gravelled parking for several vehicles and a gate to the side leading to the rear gardens.

Rear Gardens



To the rear of the property there is a gravelled patio with a large lawn beyond, laurel hedging and fenced boundaries and a further patio to the far end.

Additional Photo



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, 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 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 5.30pm

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.

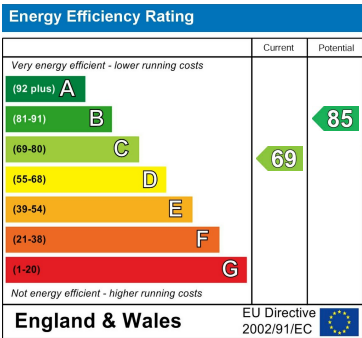
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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