

# Town & Country

Estate & Letting Agents



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

**Offers In The Region Of £370,000**

Town and Country Oswestry are delighted to present to the sales market this DETACHED FIVE BEDROOM HOME in a popular, sought after residential area of Oswestry. FREEHOLD AND AVAILABLE WITH NO ONWARD CHAIN, this property offers spacious accommodation with two reception rooms, five bedrooms (two with en-suite), enclosed rear garden, garage and front garden. Close to all local amenities including primary and secondary schools, this property makes a fantastic family home.

## 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. Proceed along and follow the road around into Upper Well Close where the property will be found in the Crescent.

### Porch

With canopy porch leading to part glazed UPVC front door and quarry tiled floor.

### Hallway



The spacious hallway has doors to the cloakroom, lounge and kitchen/breakfast, radiator, blinds, understairs storage cupboard and stairs leading to the first floor. Double glazed doors into the Lounge.

### Cloakroom

With a window to the front, w/c, wash hand basin with mixer tap on a vanity unit.

### Lounge 10'11" x 18'0" (3.35m x 5.5m)



With a window to the front, television point, gas fire insert with wooden surround and marble hearth and radiator.

### Dining Room 11'8" x 9'3" (3.57m x 2.83m )



With patio doors leading to the rear garden and a radiator.

### Kitchen/Breakfast Room 17'0" x 11'7" (5.19m x 3.54m)



With a good range of base and wall units with worktops over and part tiled surround, space for appliances, space for dishwasher, washing machine and fridge freezer, sink and drainer unit with hot water tap over, integrated electric Hotpoint cooker with gas hob over and extractor hood, tiled flooring, window and patio doors to the rear and radiator.

### Kitchen Additional Photograph



### Utility/Larder



With base units, space for appliances, plumbing for washing machine, Worcester boiler, stainless steel sink and drainer unit, UPVC part glazed door to the side and radiator. Tiled floor.

### Landing



With doors to all bedrooms and family bathroom and blinds.

**Master Bedroom 10'10" x 12'1" (3.32m x 3.698m)**



With two windows to the front, built in wardrobes, television aerial, telephone point, radiator and door to en suite.

#### En Suite



With shower cubicle with mains shower, part tiled walls, wash hand basin on vanity unit, W/C, wall mounted mirror, extractor fan and radiator. Vinyl floor, window to the side and shaver point.

**Bedroom Two 10'7" x 11'4" (3.25m x 3.47m)**



With a window to the rear, a radiator, fitted blinds and a door to the en suite.

#### En Suite



With a shower cubicle with mains shower, part tiled walls, wash hand basin on vanity unit, W/C, wall mounted mirror, extractor fan and radiator. Vinyl Floor.

### Bedroom Three 15'9" x 8'7" (4.82m x 2.62m)



With a window to the front, fitted blinds and a radiator.

### Bedroom Four 8'9" x 11'5" (2.69m x 3.5m)



With a window to the rear, fitted blinds and a radiator.

### Bedroom Five 8'8" x m 6'6" (2.65m x 2.00m)



With a window to the front, fitted blinds, telephone point and a radiator.

### Family Bathroom



With a panelled bath with shower head attachment, wash hand basin on a vanity unit with a mixer tap over, w/c, window to the rear, part tiled walls, vinyl flooring and a radiator.

### Garage

With an automatic up and over door with power and lighting.

### Front Garden

With a front lawned area with paved patio leading up to the front porch, paved driveway leading to the garage and paved gated pathway leading providing access to the rear garden

### Rear Garden



With a paved patio area ideal for entertaining, a lawned area beyond and shrubbed borders enclosed by fencing.

## Garden Additional Photograph.



### **Viewing**

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### **Hours of Business**

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Town and Country**

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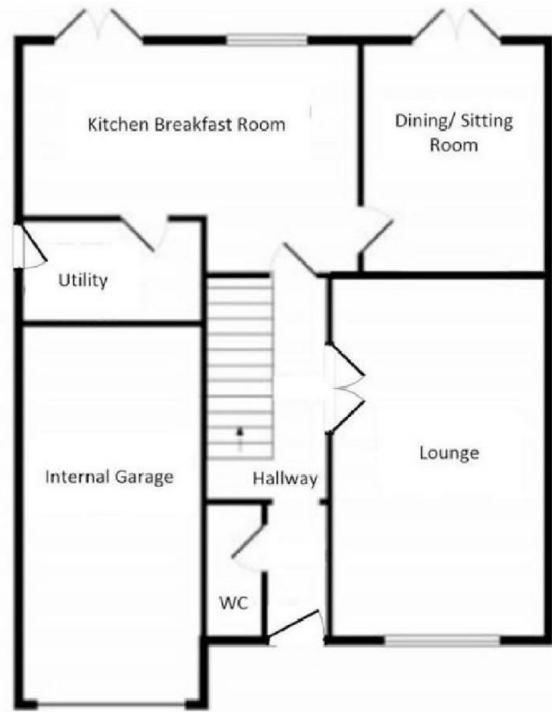
### **Additional Information**

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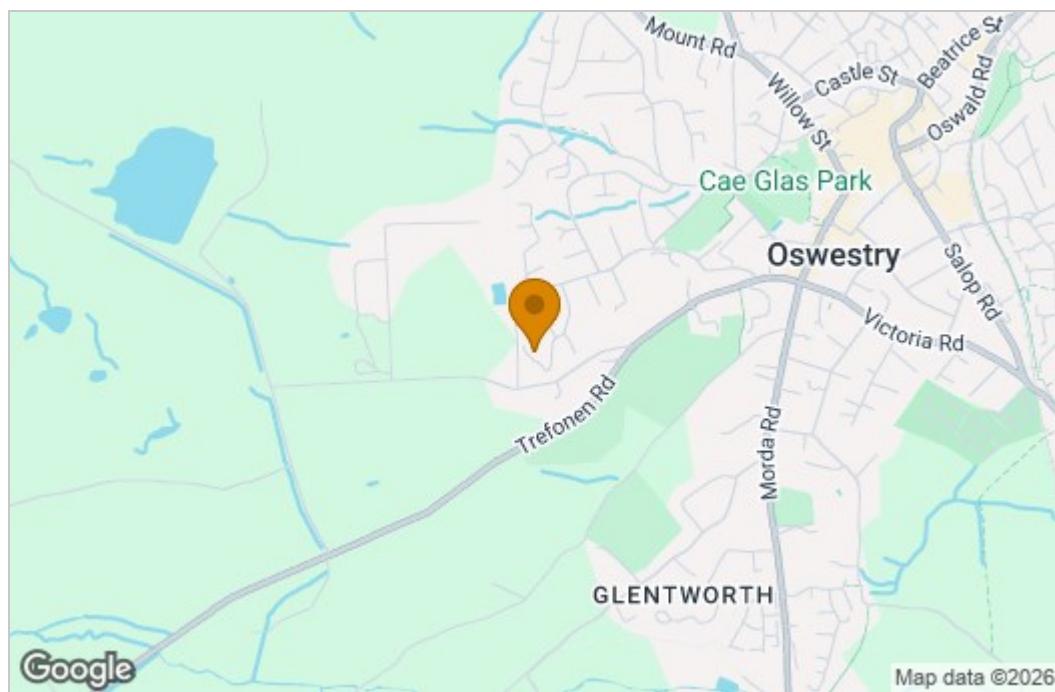
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

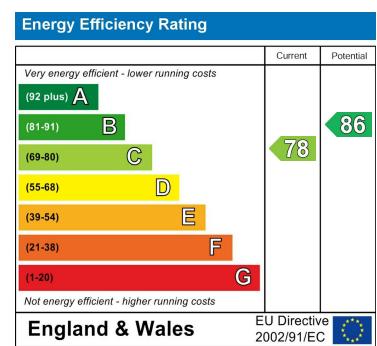
## Floor Plan



## Area Map



## Energy Efficiency Graph



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