

# Town & Country

Estate & Letting Agents



**5 Mount Rise, Oswestry, SY11 1HJ**

**Asking Price £525,000**

Town and Country Oswestry offer this great property in the desirable area of Mount Rise, Oswestry. This spacious detached family home offers an exceptional living experience with four generously sized bedrooms, and the potential for a fifth, this property is perfect for families seeking room to grow. The home boasts two/three inviting reception rooms, providing ample space for relaxation and entertaining. The property is well-maintained throughout, ensuring a comfortable and welcoming atmosphere. The lovely gardens surrounding the home add to its charm, offering a serene outdoor space for family gatherings or for relaxing. Situated in a tucked-away private position, this residence enjoys a peaceful setting while still being conveniently close to the town centre. This prime location allows for easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. For those with vehicles, the property features a double garage and driveway parking for several vehicles, providing both convenience and security. In summary, this delightful detached house on Mount Rise is a rare find, combining spacious living with a tranquil location. It is a perfect opportunity for anyone looking to settle in a sought-after area of Oswestry. Don't miss the chance to make this wonderful family home your own.



### Directions

From our office in Oswestry proceed up Willow Street, and follow the road out of town towards the race course passing the fire station on the your right hand side. Just before leaving the town turn left onto Mount Rise and follow the driveway down to the bottom where the property will be found on the left hand side.

### Accommodation Comprises

**Hallway 10'2" x 11'7" (3.12m x 3.54m)**



The bright, spacious hallway has laminated wood flooring, a part glazed door to the front and side panel. Stairs off to the firstfloor, a radiator, coved ceiling and under stairs cloak cupboard. Doors lead off to all the ground floor rooms.

**Lounge 20'7" x 12'4" (6.28m x 3.77m)**



The great sized lounge is a perfect space to entertain and relax having a square bay window to the front, French doors leading to the garden room, double doors leading to the dining room, coved ceiling, a window to the side a focal stone fireplace with log burner inset on a hearth and two raditators.

### Additional Photo



### Additional Photo



**Garden Room 12'5" x 11'6" (3.80m x 3.51m)**



The garden room is a lovely space that really connects the house with the garden. Having tiled flooring, a radiator, two Velux windows, solid insulated ceiling and French doors leading out to the garden.



### Dining Room 10'2" x 12'0" (3.11m x 3.68m)



The dining room has laminated wood flooring, two radiators, coved ceiling, glazed double doors into the Lounge and French doors leading out to the garden.

### Kitchen/Breakfast Room 15'0" x 10'11" (4.58m x 3.33m)



The kitchen/breakfast room has a wide window to the rear overlooking the garden, a good range of fitted base and wall units in oak with granite worktops, a glazed display cabinet, tiled flooring, integrated store cupboard. A door leads through to the utility room.

### Additional Photo



### Utility 5'0" x 5'7" (1.53m x 1.71m)



The utility room is fitted with base and wall units to match the kitchen, single bowl sink and mixer tap, tiled flooring, Worcester gas fired boiler, plumbing for a washing machine, space for a tumble dryer and a part glazed door to the side.

### Cloakroom



The downstairs cloakroom has a radiator, laminate



wood flooring, corner wash hand basin and mixer tap, low level w/c and an extractor fan.

### Study/Bedroom five 9'3" x 13'9" (2.84m x 4.20m)



The study/bedroom five is a very versatile space for a number of uses with two windows to each side and a radiator.

### Gallery Landing



The gallery landing has a window to the front, a radiator, a loft hatch and a double built in linen cupboard. Doors lead to the bedrooms and the bathroom.

### Bedroom One 12'6" x 11'10" (3.83m x 3.62m)

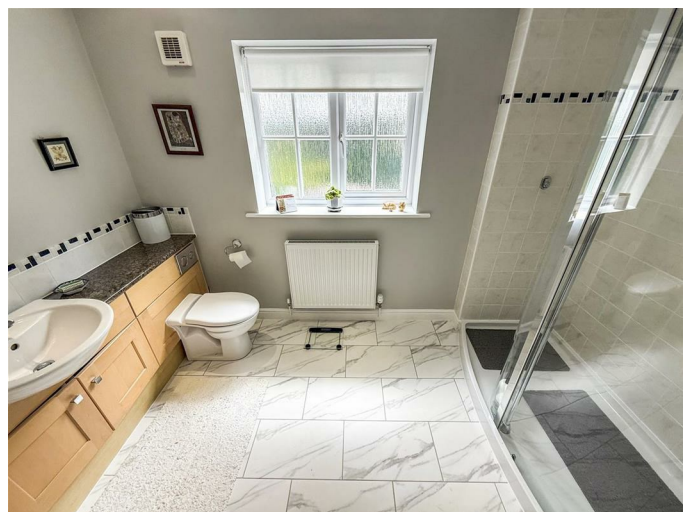


The first good sized double bedroom has a window to the front and a window to one side, a radiator, two double built in wardrobes and a door leading to the en suite.

### Additional Photo



### En Suite 10'4" x 8'0" (3.15m x 2.46m)



The well appointed ensuite has a walk-in double shower cubicle with mains powered shower, low



level w/c and wash hand basin on a vanity with mixer tap over, further fitted matching units, tiled flooring, a window to the rear, spot lighting, extractor fan and a radiator.

### **Bedroom Two 11'7" x 12'9" (3.55m x 3.90m)**



The second double bedroom has a window to the front, a radiator and two double wardrobes. A door leads through to the second en suite.

### **En Suite 6'6" x 8'4" (2.0m x 2.56m)**



The second ensuite has a window to the side, a radiator, wash hand basin on a vanity with mixer tap over, low level w/c on a vanity unit, tiled flooring and spot lighting, extractor fan and a corner shower cubicle with mains powered shower.

### **Bedroom Three 11'5" x 10'5" (3.50m x 3.20m)**



The third double bedroom has a window to the rear overlooking the garden, a radiator and two single built in wardrobes.

### **Bedroom Four 10'0" x 10'5" (3.07m x 3.19m)**



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



### Family Bathroom 7'10" x 8'4" (2.40m x 2.55m)



The family bathroom has a window to the side, a radiator, P shaped bath with mains powered shower over, low level w/c, free standing wash hand basin on a vanity unit with a mixer tap over, tiled flooring and spot lighting.

### To The Outside

### Garage 17'1" x 19'0" (5.23m x 5.80m)



The garage has two up and over garage doors, power and lighting, eaves storage and a personal door to the side.

### Front Garden



To the front of the property there is a double width driveway leading to the garage, lawned and shrubbed area, porch over the front door, Indian stone pathways and a raised bed.

### Rear Garden



To the rear of the property the garden is another great feature of this lovely home. Having a large Indian stone patio, lawned and shrubbed gardens, vegetable beds, two outside taps, fruit bushes and fenced boundaries.



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



### **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.

### **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 E.

### **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**

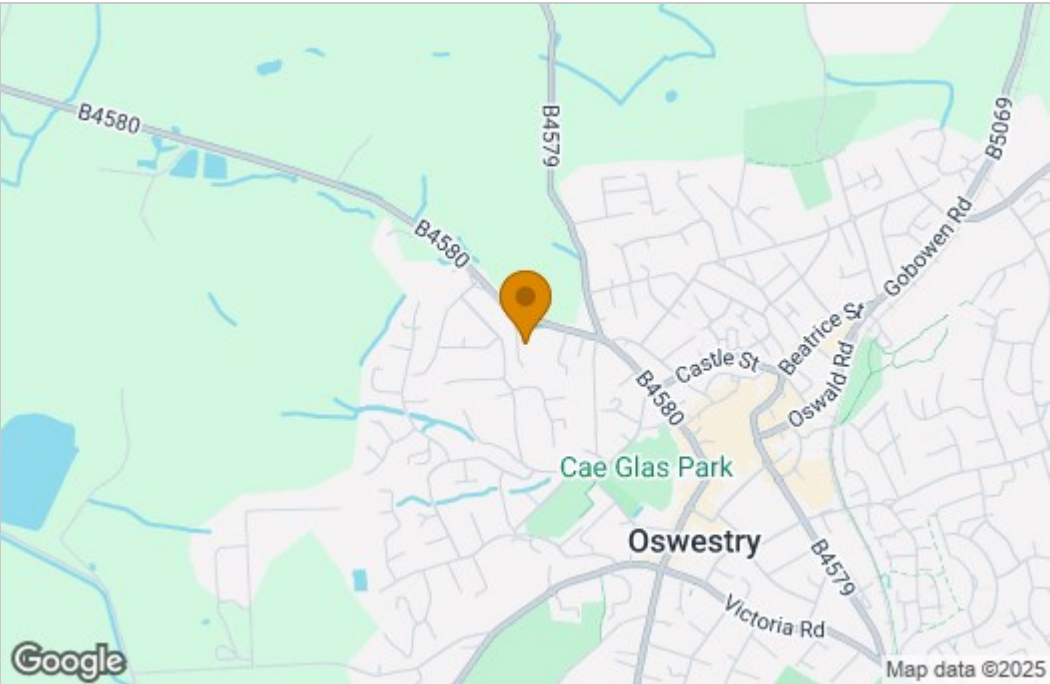
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.



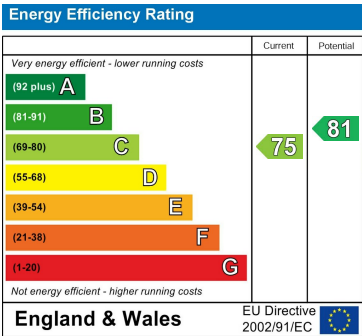
Floor Plan



Area Map



Energy Efficiency Graph



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.

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