

Town & Country

Estate & Letting Agents



6 Molesworth Way, Whittington, SY11 4FQ

Offers In The Region Of £325,000

AVAILABLE WITH NO ONWARD CHAIN! Town and Country Oswestry are delighted to offer for sale this recently built three bedroom detached property on a popular completed development in the village of Whittington. With three bedrooms, well appointed lounge, kitchen and dining Room, bathroom and ensuite it has all the conveniences of a modern home. Externally, the property has a large enclosed rear garden, ideal for those with pets or children and it also benefits from an integral garage and private driveway.

Directions

From our office proceed up Willow Street and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street. Continue along onto Gobowen Road before turning right onto Whittington Road. Continue to the junction to the bypass and take the second exit towards Whittington. On entering the village of Whittington proceed through the village on Station Road to the junction proceed by turning right onto the B5009, then take the next right turn onto Rowson Drive. Continue along and take the second turning on the right where you will find the property on your right.

Accommodation Comprises:

Hallway



A spacious inner hallway with under stairs storage cupboard, stairs to the first floor, wooden flooring and doors to the downstairs rooms.

Lounge 11'9" x 15'6" (3.59m x 4.73m)



A good sized lounge with a window to the front, a radiator, inglenook fireplace leading to an open plan kitchen/dining room.

Additional Photo



Downstairs W/C 3'1" x 9'3" (0.95m x 2.82m)

The downstairs W/C is located next to the utility room, it has a W/C, wash hand basin and a radiator.

Kitchen/Dining Room 13'8" x 18'9" (4.17m x 5.74m)



With a window to the rear, the modern contemporary kitchen is fitted with a with double oven, fridge freezer, dishwasher, gas hob and extractor fan, stainless steel double sink with mixer tap and drainer along with a range of base and wall units with contrasting worktops over. Tiled floor and spotlighting. A door leads to the utility room. The dining room has space for a dining table and chairs, double doors to the outside and a radiator.

Additional Photo



Additional Photo



Utility Room 5'9" x 9'3" (1.76m x 2.82m)



Utility room with base units, space and plumbing for a washing machine and tumble drier.

Bedroom One 11'9" x 14'10" (3.59m x 4.54m)



A good sized double bedroom with a window to the front, a radiator, fitted wardrobes providing adequate storage and a door to the En-suite shower room.

Ensuite Shower Room 5'6" x 6'6" (1.70m x 2.00m)

The En-suite is fitted with a W/C, wash hand basin, heated towel rail, walk in shower and an extractor fan.

Bedroom Two 9'6" x 11'9" (2.90m x 3.59m)



Another good sized double bedroom with a window to the rear and a radiator.

Bedroom Three 8'6" x 8'10" (2.60m x 2.70m)



Ideal as a nursery room, office or smaller single room with a window to the front and a radiator.

Additional Photo



Bathroom 6'6" x 7'8" (2.00m x 2.35m)



A Family bathroom with a window to the rear, W/C, wash hand basin, bath with mains powered shower over, extractor fan, part tiled walls and a tiled floor.

Integral Garage 9'3" x 16'4" (2.82m x 5.00m)

Integral single garage with up and over door, power and lighting.

Driveway & Front Garden



Private driveway providing parking for two cars and a single integral garage.

Rear Garden



The enclosed private rear garden is generously sized and is ideal for pets and children.

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 D.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

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.

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.

Services

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

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.

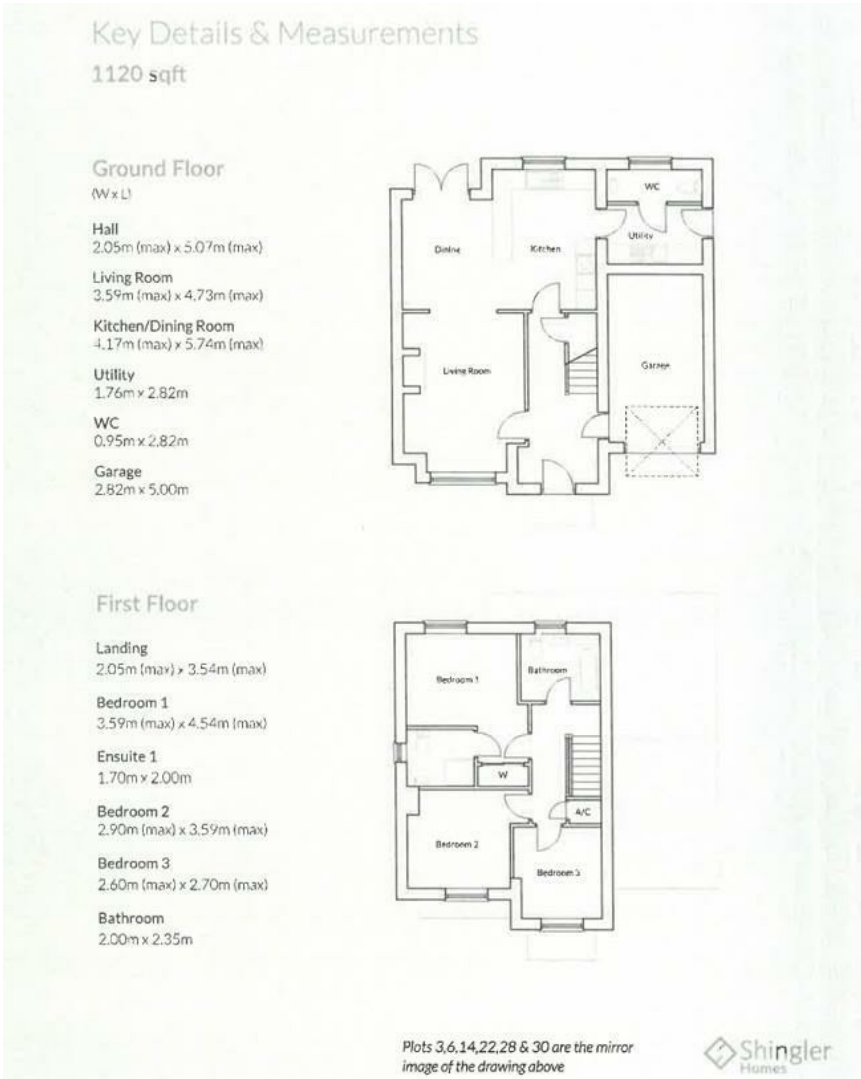
Additional Information

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.

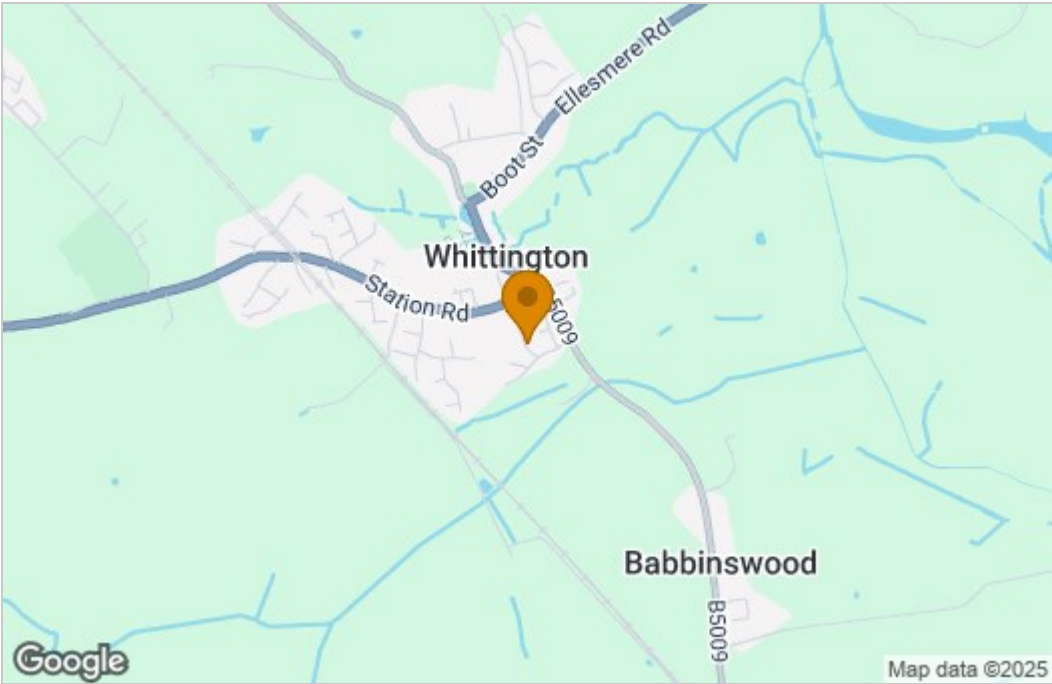
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

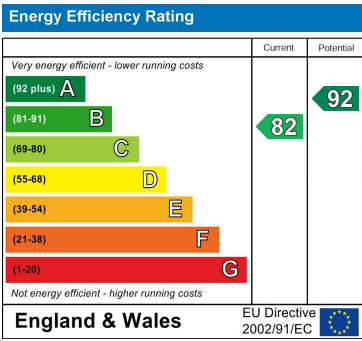
Floor Plan



Area Map



Energy Efficiency Graph



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