Town & Country

Estate & Letting Agents









14 Plas Cerrig Close, Whittington, SY11 4PJ

Offers In The Region Of £299,000

WITH NO ONWARD CHAIN!! Located in the sought after area of Plas Cerrig Close, Whittington, Oswestry, this delightful recently renovated and updated three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious lounge/ dining room, ideal for both relaxation and entertaining guests. The bungalow features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this home is the inviting conservatory and kitchen, which serves as a lovely extension of the living space, allowing natural light to flood in and offering a great spot to enjoy the garden views. Located in a peaceful neighbourhood, this bungalow is well-positioned for local amenities and transport links, making it an ideal choice for families, retirees, or anyone seeking a tranquil lifestyle. With its charming features and inviting atmosphere, this property is a wonderful opportunity for those looking to make a house a home in the picturesque setting of Whittington.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street, and proceed along onto Gobowen Road before turning right onto Whittington Road. Continue to the roundabout of the A495 bypass and take the second exit towards Whittington. Proceed into the village and turn right into Yew Tree Avenue. Proceed along and turn left into Oaklands Drive, then left again into Plas Cerrig Close, where the property can be seen on the right hand side as indicated by our For Sale board in the cul de sac.

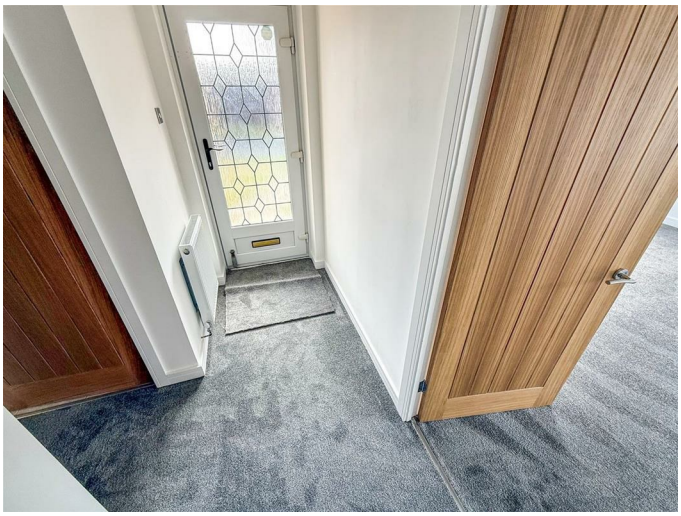
Overview



The property has recently undergone a full scheme of updating and renovation to include full redecoration, new carpets, new kitchen and landscaping. The property is now in 'move in' condition and perfect for those wanting easy living in a superb location.

Accommodation Comprises

Hallway



With part glazed door to the front, radiator, access to loft via hatch and double cloaks cupboard. Doors lead off to all the rooms.

Lounge/ Dining Room 14'7" x 19'5" (4.47m x 5.93m)

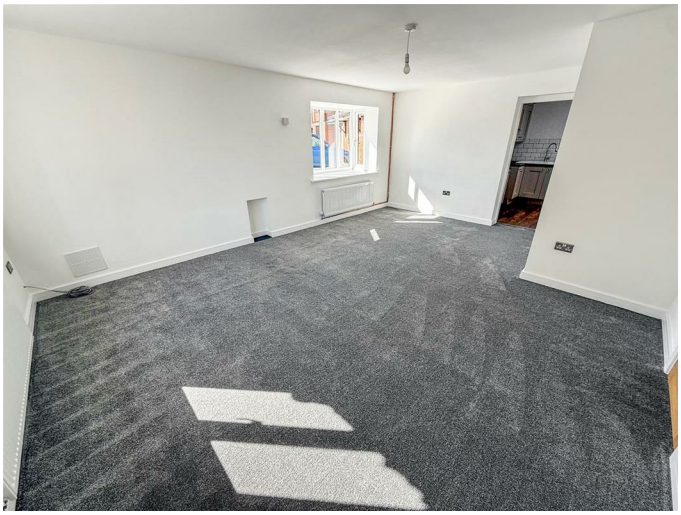


The spacious bright lounge has a bay window to the front and square window to the side, two radiators, TV point and door leading through to the kitchen.

Additional Photo



Additional Photo



Kitchen 8'7" x 11'3" (2.64m x 3.44m)



The modern kitchen has been fitted with a range of new wall and base units with worktop over, part tiled surround and wood effect tiled floor. There is space and plumbing for a fridge/freezer and washing machine, ceramic 1 1/2 bowl sink with mixer tap over, chimney extractor fan, window and part glazed door to the rear. The kitchen opens out onto the conservatory making it an ideal space for entertaining.

Additional Photo



Conservatory 14'10" x 8'7" (4.53m x 2.64m)



The good sized conservatory is a great space to relax and has windows to the rear and side along with French door into the garden, TV point and two radiators.

Bedroom One 11'6" x 8'2" (3.51m x 2.51m)



Having a window to the rear and a radiator.

Bedroom Two 11'5" x 10'0" (3.50m x 3.06m)



Having a window to the rear and a radiator.

Bedroom Three 10'5" x 8'3" (3.2m x 2.52m)



Having a window to the front and a radiator.

Bathroom 7'1" x 5'9" (2.18m x 1.77m)



The bathroom has a window to the front, WC, wash hand basin with mixer tap over and heated towel rail. Corner shower cubicle with jacuzzi jets and shower head, tiled flooring and fully tiled walls.

Garage 8'2" x 17'6" (2.51m x 5.34m)



With power and lighting laid on, up and over door, door to the side aspect and eaves storage.

Front Garden



There is a driveway at the side of the property providing off road parking leading to the garage along with a lawned area and pathway leading to the covered porch at the front.

Rear Garden



The private enclosed rear garden has a lawned area and patio with shrubbed border. There is a bin store area at the side and gated access onto the driveway.

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/leasehold, 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 Regulatory Checks

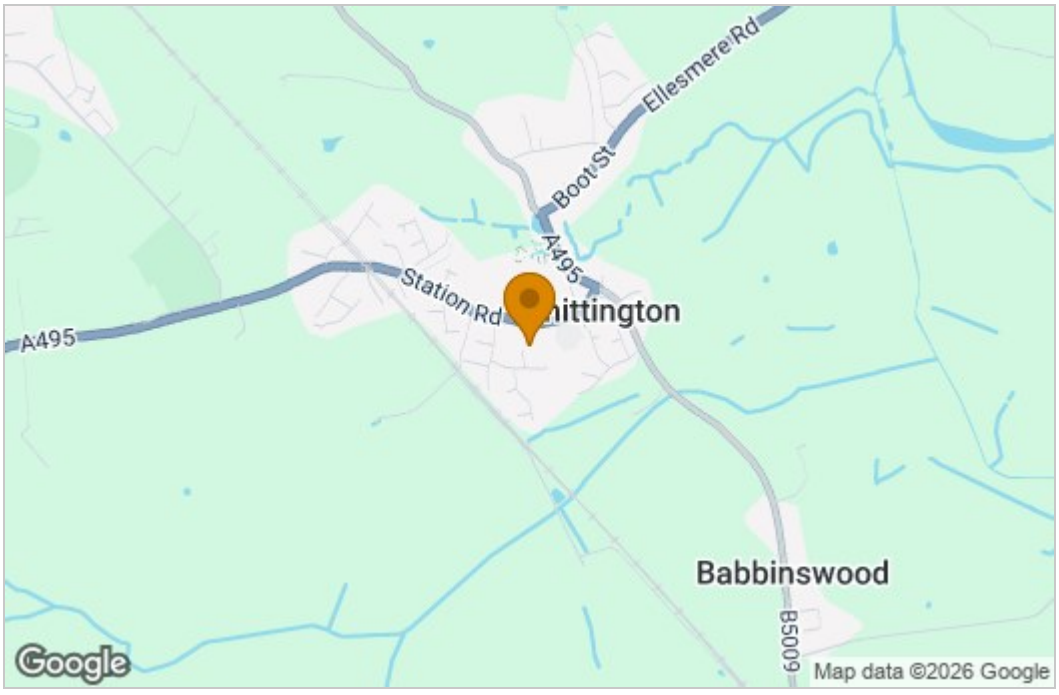
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hours Of Business

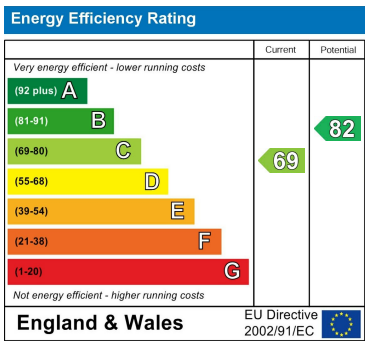
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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