

# Town & Country

Estate & Letting Agents



**166 Unicorn Road, Oswestry, SY11 2UD**

**Offers In The Region Of £240,000**

Town and Country Oswestry offer this spacious and well-maintained three-bedroom family home located in the historic market town of Oswestry, Shropshire. This charming property offers generous living space including a comfortable lounge, an additional sitting room, a separate dining room, kitchen, conservatory and a modern family bathroom. The three good sized bedrooms also offer lots of space. Outside, the home features a private garden perfect for children or entertaining along with a driveway providing off-road parking for several vehicles. The town offers a blend of independent shops, cafes, schools, and leisure facilities, all surrounded by beautiful countryside and close to the Welsh border. Oswestry also benefits from good transport links to Shrewsbury, Wrexham, and beyond, making it ideal for commuters and families alike.

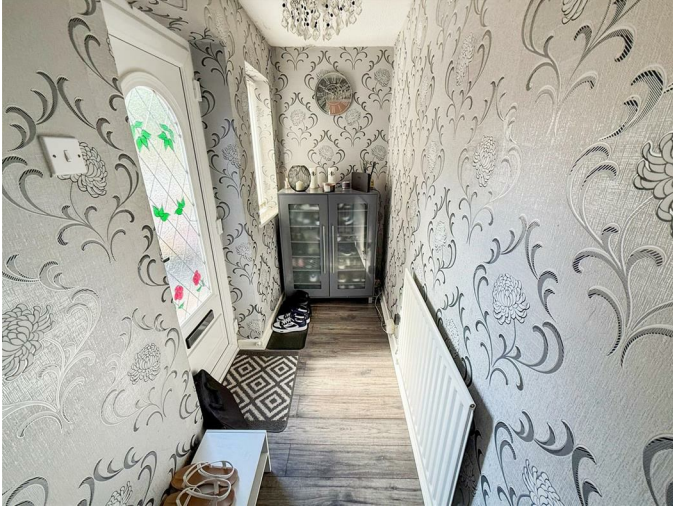


### Directions

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. Take the first turning right into Unicorn Road where the property will be found on the left hand side, identified by our For Sale board.

### Accommodation Comprises

#### Hallway



The hallway has a window to the front, part glazed door to the front, wood flooring, a radiator and a door leading to the lounge.

#### Lounge 10'10" x 10'9" (3.32m x 3.28m )



The good sized lounge has a window to the front, wood flooring, a radiator and a wall mounted electric fire. A coved ceiling, archway leading to the dining room and a part glazed door leading to the sitting room.

#### Sitting Room 16'3" x 7'8" (4.96m x 2.34m)



The sitting room is a very versatile space ideal for a number of uses and has a window to the front, a radiator and a storage cupboard off with a Worcester boiler.

#### Dining Room 8'8" x 10'11" (2.65m x 3.34m)



The dining room has wood flooring a radiator, a window to the rear and doors leading to the kitchen and inner hall.

#### Inner Hall

The inner hall has a radiator, a window to the side an a understairs cupboard. A staircase leads to the first floor.

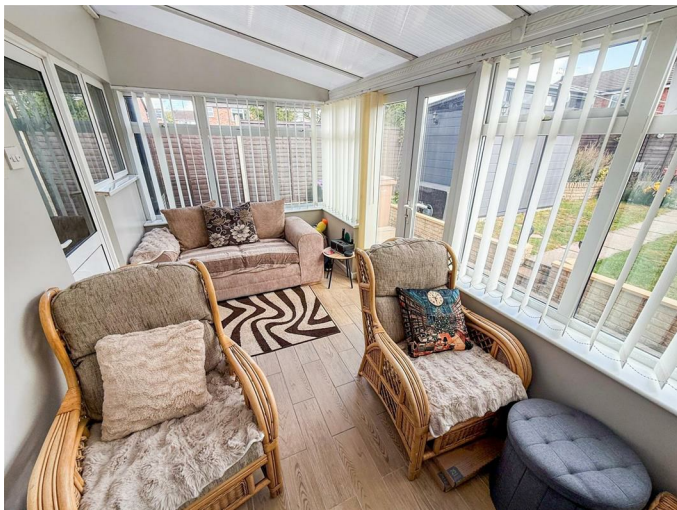


**Kitchen 7'8" x 10'5" (2.36m x 3.18m)**



The kitchen has fitted wall and base units with work surfaces over, an electric oven, a ceramic hob with an extractor fan, a stainless steel sink with a mixer tap and part tiled walls. There is vinyl flooring, plumbing for a washing machine, display cabinets, a built in cupboard off and a window to the rear. A door leads through to the conservatory.

**Conservatory 17'2" x 7'1" (5.24m x 2.18m)**



The conservatory has tiled flooring, a radiator and French doors leading to the rear garden.

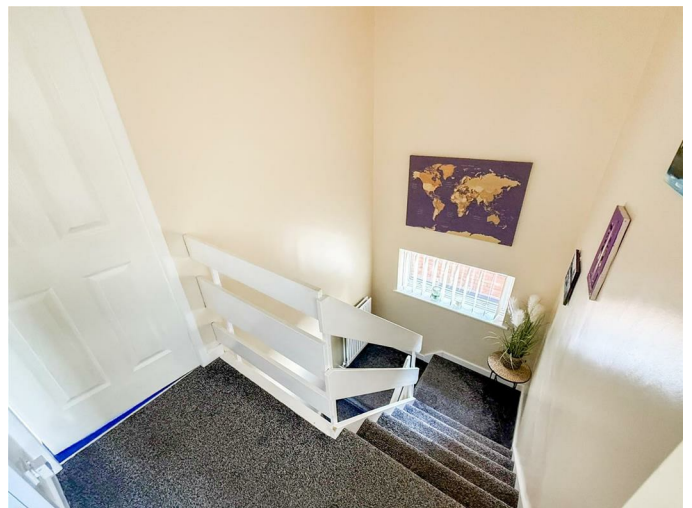
**Additional Photo**



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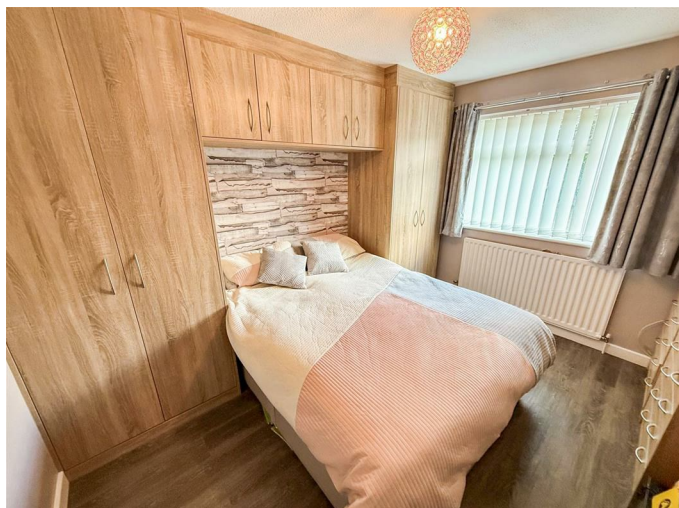
**Landing**



The landing has a loft hatch and doors leading to the bedrooms and bathroom.



**Bedroom One 11'8" x 9'10" (3.58m x 3.00m )**



The first double bedroom has a window to the front, a radiator, wood flooring and a range of fitted wardrobes and over bed storage.

**Bedroom Two 9'10" x 10'5" (3.00m x 3.19m)**



The second double bedroom has a window to the rear, a radiator, wood flooring and fitted wardrobes with overbed storage.

**Bedroom Three 7'9" x 9'6" (2.38m x 2.92m)**



The third bedroom has a window to the front and a radiator.

**Bathroom 9'6" x 8'0" (2.91m x 2.44m)**



The good sized family bathroom has a window to the rear, a radiator and vinyl flooring. With a w/c, wash hand basin, a panelled bath with a glass screen and Triton electric shower over and part tiled walls. A/C off with shelving and tank.



### Front Garden



At the front of the property there is off road parking for several cars and a paved area leading to the front door. The boundary has an attractive brick wall with wrought iron fencing.

### Rear Garden



To the rear of the property is an Indian paved patio, a lawned and shrubbed garden, a patio at the end of the garden and raised beds. There is fence panelling, a shed and gated side access.

### Additional Photo



### Additional Photo



### 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.

### 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 B.

### **Town and Country Services**

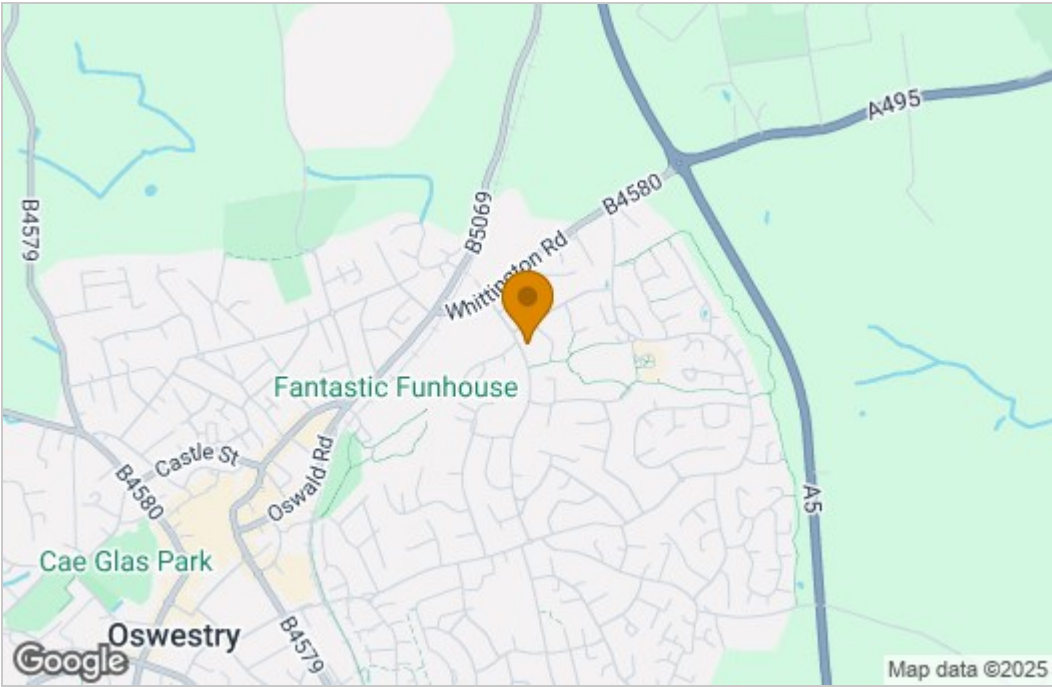
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

### **Money Laundering Regulations**

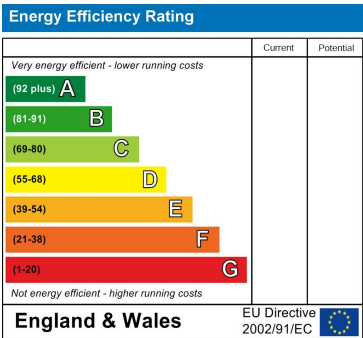
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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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