

# Town & Country

Estate & Letting Agents



**Highbeam House Middleton Road, Oswestry, SY11 2LH**

**Offers Over £325,000**

Located on Middleton Road in the charming town of Oswestry, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2016, this spacious family home spans an impressive 1,044 square feet, providing ample room for both relaxation and entertainment. The property boasts three generously sized double bedrooms, ensuring that there is plenty of space for family members or guests. The heart of the home is undoubtedly the beautiful kitchen and dining room, which is designed to be both functional and inviting. This area is perfect for family meals or entertaining friends, making it a wonderful space to create lasting memories. In addition to its interior charm, the house features off-road parking, a valuable asset in a town setting, allowing for convenience and ease of access. The location is ideal for those who wish to enjoy the vibrant lifestyle that Oswestry has to offer, with local amenities, shops, and parks just a stone's throw away. This modern family home is not only a comfortable retreat but also a practical choice for town living. With its contemporary design and thoughtful layout, it is sure to appeal to families and individuals alike. Do not miss the opportunity to make this lovely property your new home.

## Directions



From our office in Oswestry proceed up Willow Street turning right onto Castle Street turning left at the junction onto Beatrice Street. Follow the one way system back into the town centre up Oswald Road and then left onto Salop Road. At the crossroads turn left onto Middleton Road, continue along turning right onto Prince Charles Road and right back onto Middleton Road, where the property will be seen on the right hand side, identified by our For Sale board.

## Accommodation Comprises



## Hallway

The hallway has a part glazed door to the front, radiator, built in storage cupboard, wood flooring and doors leading to the lounge and the kitchen.

## Lounge 17'3" x 11'3" (5.27m x 3.43m)



The good sized, bright lounge has a window to the front, two radiators, focal fireplace with an inset gas fire, wood flooring, coved ceiling, tv point and French doors with glazed side panels to the rear leading out to the garden. The lounge leads through to the kitchen.

## Additional Photo



**Kitchen/ Dining Room 17'3" x 12'5" (5.27m x 3.79m)**



The kitchen/ dining room is a lovely space and the real heart of this lovely home. Fitted with a good range of base and wall units with work surfaces and up stands over, one and a half bowl sink with a mixer tap over, ceramic hob with a stainless steel splashback, electric oven, chimney style extractor fan, two radiators, wood flooring, under unit lighting, a window to the front, window to the side and French doors with glazed side panels leading out to the rear garden. A door leads through to the utility and a staircase leads to the first floor.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Utility 6'0" x 5'8" (1.85m x 1.75m)**



The utility has a window to the front, fitted base and wall units with work surfaces over, wall mounted Ideal gas fired boiler, space and plumbing for appliances, stainless steel sink with a mixer tap, tiled flooring and a part glazed door leading out to the side. A door also leads to the cloakroom.

### Cloakroom



The cloakroom is fitted with a low level w.c., wash hand basin on a modern vanity unit with a mixer tap over, radiator, extractor fan, window to the rear and tiled flooring.

### First Floor Landing



The first floor landing has two windows to the front, radiator and doors leading to the bedrooms and the bathroom.

### Bedroom One 11'8" x 11'0" (3.56m x 3.36m)



The first good sized double bedroom has a tv point, radiator and a window to the rear overlooking the garden. A door leads through to the former en suite bathroom.

### Potential En Suite/ Study 5'8" x 5'0" (1.73m x 1.54m)



The current owners have removed the en suite facilities to create a very useful study/ home office. The room has a window to the rear, wood flooring, spotlighting, radiator and part panelled walls. The facilities are still in place for the re installation of the en suite if required.

### Bedroom Two 9'6" x 9'0" (2.90m x 2.75m)



The second double bedroom has a window to the front and a radiator.

### Bedroom Three 12'5" x 7'5" (3.81m x 2.27m)



The third double bedroom has a radiator and a window to the rear overlooking the garden.

### Family Bathroom 8'1" x 5'11" (2.48m x 1.81m)



The well appointed family bathroom has a window to the front, panelled bath with a glass screen over

and an electric Triton shower, a low level w.c. and wash hand basin on modern vanity units with a mixer tap over, extractor fan, tiled flooring and spotlighting.

### To The Outside

The property is located just off Middleton road on a one way street.

### Driveway & Front Gardens



To the side of the property there is a driveway providing parking for two - three cars. The gardens are lawned with a privacy hedge running along the front boundary. A paved pathway leads to the side door and around to the front door with gated access and fencing leading to the rear garden.

### Additional Photo

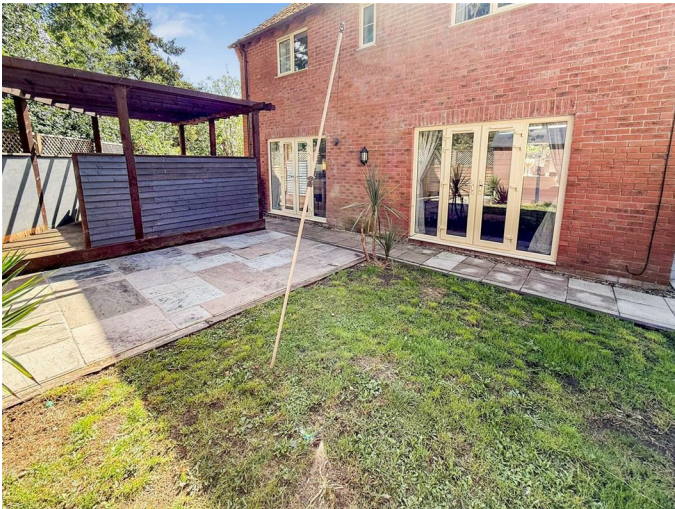


## Gardens



The enclosed rear gardens are a great space to relax and entertain. There is a covered pergola area and good sized patio providing a private seating area ideal for barbecues and sitting out. The gardens are lawned with paved area and a garden shed measuring 8ft x 6ft. The garden is fully enclosed by fence panelling making it ideal for children and pets.

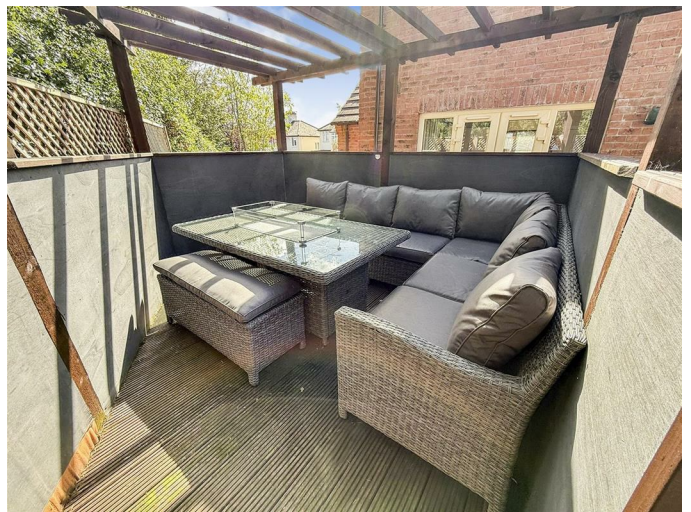
### Additional Photo



## Additional Photo



### 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](http://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, 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.

### **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

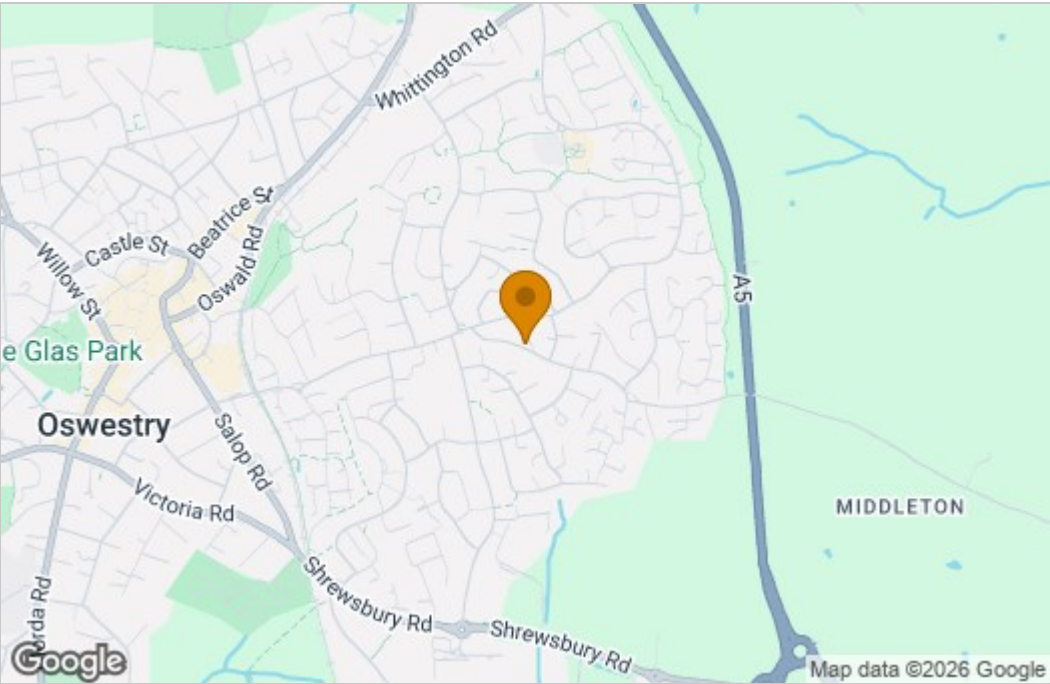
### **Additional Information**

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.

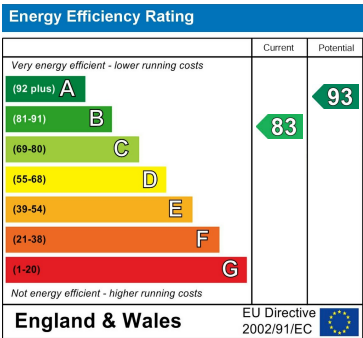
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk