

# Town & Country

Estate & Letting Agents



**54 Beresford Gardens, Oswestry, SY11 2SL**

**Asking Price £200,000**

Situated in a quiet and desirable residential area, this well-maintained two-bedroom bungalow offers easy, single-level living just a short walk from Oswestry town centre. Known for its vibrant mix of independent shops, cafes, historic landmarks, and excellent local amenities, Oswestry is a thriving market town with strong community appeal and great transport links to

Shrewsbury, Wrexham, and beyond. The property features a spacious lounge/dining room, a well-appointed kitchen/breakfast room, two generous double bedrooms, and a modern family bathroom. Outside, enjoy a low-maintenance garden with a patio area—ideal for relaxing or entertaining. Additional benefits include off-road parking and a convenient location close to local bus routes, supermarkets, and health services.

This is an ideal home for downsizers, retirees, or anyone seeking a peaceful setting within easy reach of town centre amenities.



### Directions

From our office in Oswestry proceed up Willow Street turning left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take the first left onto Beresford Gardens and follow around where you will find the property on the left side in a cul de sac.

### Accommodation Comprises



### Lounge/Dining Room 11'8" x 16'0" (3.58m x 4.88m)



The good sized lounge/ dining room has a square bay window to the front ,a telephone point, a radiator, part glazed door to the front and vinyl flooring. Doors lead to the kitchen and the inner hallway.

### Additional Photo



### Kitchen/Breakfast Room 8'7" x 12'11" (2.64m x 3.94m)



The kitchen/breakfast room has a range of modern wall and base units with worktops and up stands over, an eye level double electric oven, ceramic hob with chimney and extractor fan. Space for fridge/freezer, plumbing for washing machine, a radiator, vinyl flooring, wall mounted Worcester boiler and a stainless steel sink with mixer tap. There is a window to the rear and a door to the rear leading out to the garden.

### Inner Hall

The inner hallway has a loft hatch, vinyl floor and a linen cupboard. Doors lead to the bedrooms and the bathroom.



### **Bedroom One 10'2" x 9'7" (3.10m x 2.94m)**



The first double bedroom has French doors to the rear leading out to the garden, vinyl flooring and a radiator.

### **Bedroom Two 9'6" x 8'11" (2.90m x 2.74m)**



The second double bedroom has a window to the front, vinyl flooring, a radiator and built in wardrobes.

### **Bathroom 7'2" x 5'6" (2.19m x 1.69m)**



The bathroom has vinyl flooring, heated towel rail,

low level w/c, wash hand basin on a vanity unit with mixer tap. There is a double shower cubicle with mains powered shower with two shower heads, tiled walls and a shaver point.

### **To The Front**



To the front of the property is a gravelled and paved area and parking space for two vehicles.

### **Rear Garden**



The low maintenance rear garden has a patio, gravelled area, outside tap and fence panelling to the boundaries making it secure for children and pets.

### **View To The Front**



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.

### **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.

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### **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.

### **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.

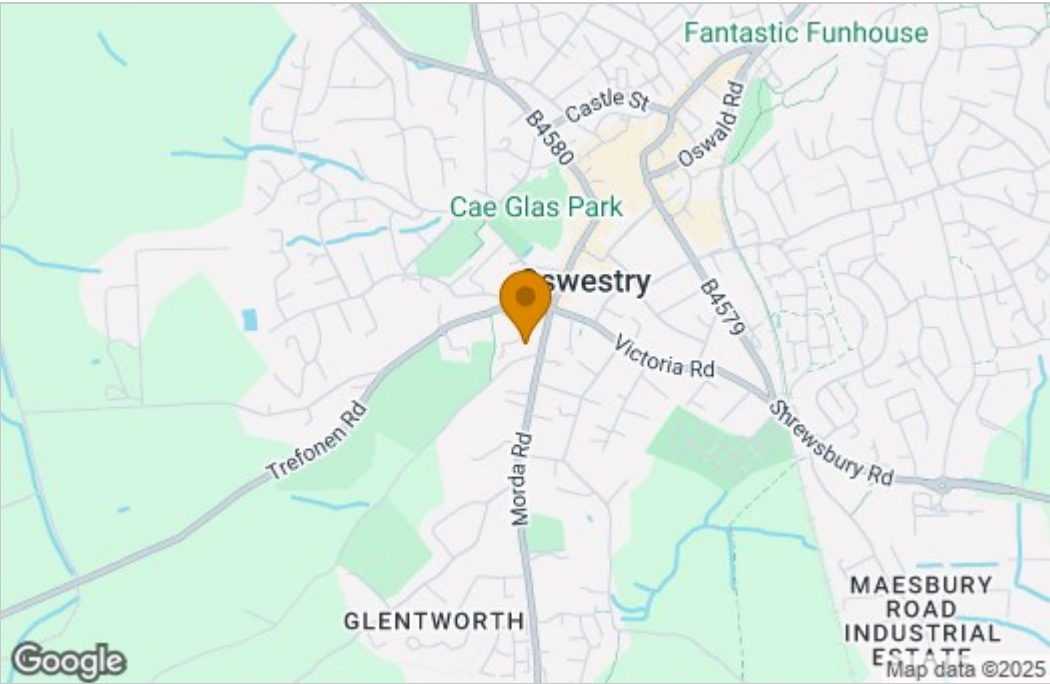
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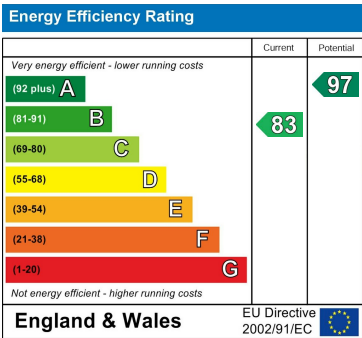


Floor Plan

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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