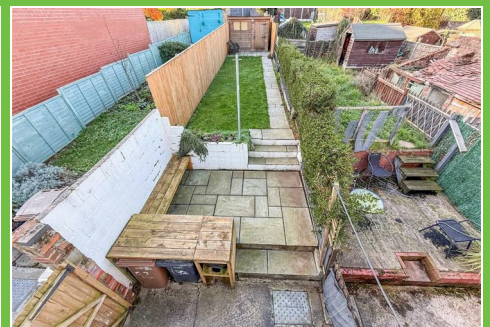


# Town & Country

Estate & Letting Agents



**92 Upper Church Street, Oswestry, SY11 2AF**

**Offers In The Region Of £130,000**

WITH NO ONWARD CHAIN!! Perfect for first-time buyers, this charming two-bedroom townhouse is ideally located just a 2-minute walk from Oswestry town centre. The home offers a cosy and inviting living room complete with a multi-fuel burner, creating a warm and welcoming atmosphere throughout the year. The well-presented kitchen provides plenty of space for cooking and storage, making it ideal for everyday living whilst to the first floor there are two bedrooms and a modern bathroom. Outside, you'll find a generously sized garden featuring a patio and seating area—perfect for relaxing, entertaining, or enjoying outdoor dining. With its convenient location, character features, and excellent outdoor space, this lovely property is a fantastic opportunity not to be missed.

### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and at the junction turn left. At the traffic lights turn right onto Upper Church Street where the property will be found on the right hand side identified by our for sale board.

### Accommodation Comprises;

**Lounge 10'7" x 11'5" (3.25m x 3.50m)**



The cosy lounge has a window to the front, a part glazed door to the front, an inset multifuel burner with a beam over, built-in cupboard, a radiator and an Openreach point. A door leads through to the kitchen.

### Fireplace



### Kitchen 9'4" x 10'7" (2.85m x 3.23m)



This well presented kitchen has a window to the rear, a part glazed door to the rear and stairs leading off to first floor. There are fitted modern wall and base units with work surfaces over, integrated electric oven, plumbing for washing machine, ceramic induction hob and modern chimney extractor fan. With part tiled walls, vinyl floor, stainless steel sink with mixer tap over, a Worcester gas boiler and understairs storage.

### Additional Photo



### First Floor Landing

The first floor landing has doors leading to the bedrooms and the bathroom.

**Bedroom One 11'5" x 9'10".137'9" (3.48m x 3.42m)**



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

**Bedroom Two 7'10" x 6'7" (2.40m x 2.02m)**



The second bedroom has a window to the rear overlooking the garden, a radiator and a recessed area for storage.

**Bathroom**



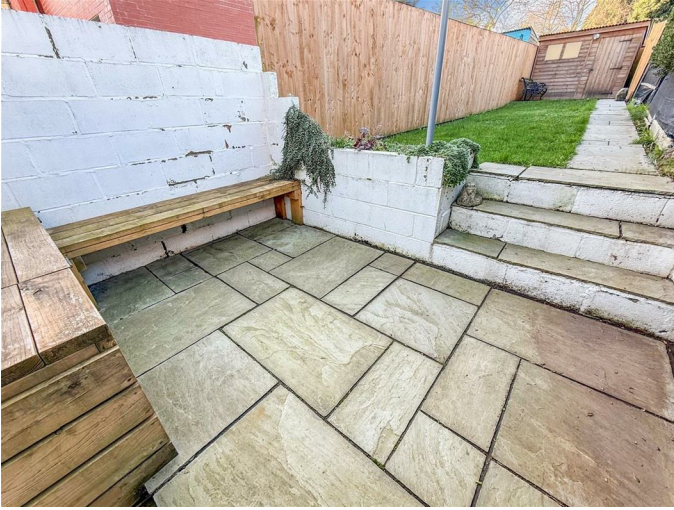
The modern bathroom has a panelled bath with mains powered shower over with two shower heads. The walls are fully tiled with a wash hand basin and mixer tap, w/c, vinyl floor, an extractor fan and a heated towel rail.

**Rear Garden**



To the rear of the property is a good size patio and seating area with built in bin storage and steps leading up to the lawned area with a path leading to the shed having power and lighting. There is fence panelling, a brick built out house.

### **Additional Photo**



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.

### **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 most 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.

### **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 A.

### **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.

### **Hours Of Business**

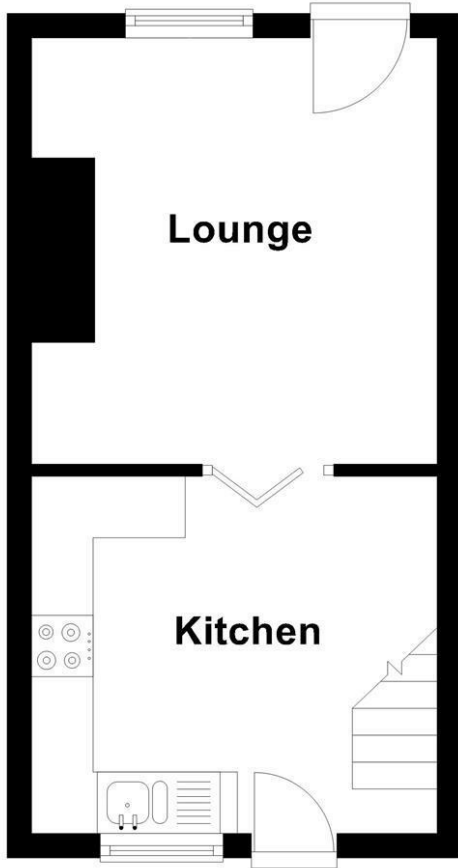
Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **To Make an Offer**

# Floor Plan

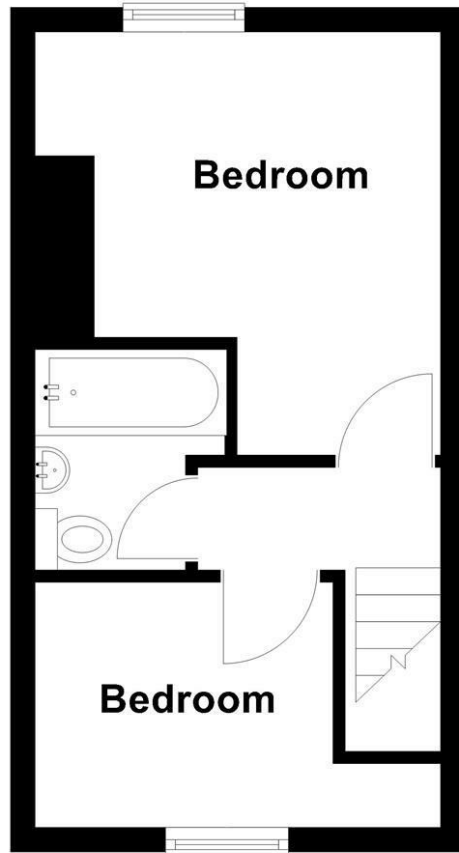
## Ground Floor

Approx. 21.4 sq. metres (230.7 sq. feet)



## First Floor

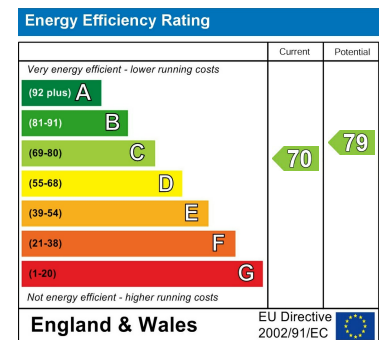
Approx. 15.7 sq. metres (168.6 sq. feet)



## 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