

# Town & Country

Estate & Letting Agents



**11 St James Close, Oswestry, SY11 2XN**

**Offers In The Region Of £175,000**

WITH NO ONWARD CHAIN!! Town and Country are delighted to bring to the market this two bedroom semi detached house that offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms provide ample space for rest, making this home suitable for small families, couples, or individuals. One of the great features of this property is the parking space available for two vehicles, a rare find in many urban settings.

This added convenience makes it easy for you and your guests to come and go without the hassle of searching for parking. Located in a cul de sac position with good access to the town centre and road links.



### Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Proceed along, turning left onto Beatrice Street then onto Gobowen Road. Turn right onto Whittington Road and continue along, turning right onto Harlech Road. At the roundabout continue straight ahead onto Cabin Lane. Take the second turning on the right into Balmoral Crescent and then third left into St James Close where the property can be seen identified by our For Sale board.

### Accommodation Comprises;



### Entrance Hall

Having a uPVC front door, radiator, laminate floor, stairs leading up to the first floor and door leading through to the lounge. Spotlights to the ceiling and window to the side.

### Lounge 10'7" x 12'11" (3.25m x 3.95m)



Having window to the front, TV point, telephone point, radiator and laminate flooring. Door leading through to the kitchen/dining room.

### Kitchen/Dining Room 13'11" x 7'2" (4.25m x 2.20m)



Having a modern range of shaker style base and wall units in cream with wood effect work tops over, Beko electric oven with gas hob over, chimney extractor, space for fridge freezer, plumbing for washing machine, window to the rear and two windows to the side, combi boiler, large understairs storage cupboard and side door leading out to the rear garden.

### Landing

With loft access, windows to the side and doors leading off to the bedrooms and bathrooms.

### Bedroom One 10'7" x 11'9" (3.25m x 3.60m)



With uPVC window to the front, telephone point, radiator and generous sized built in wardrobes.



### Bedroom Two 7'4" x 8'4" (2.25m x 2.55m)



With uPVC window to the rear, radiator and laminate floor.

### Bathroom 6'2" x 5'4" (1.90m x 1.65m)



Having a fitted white bathroom suite consisting of W/C, pedestal wash hand basin with mixer tap over, bath with Triton electric shower over and glass screen, window to the rear, heated towel rail and vinyl floor. Extractor fan and part tiled walls.

### Front Garden

Having a gravelled area for extra off road parking, car port, gate to the rear and path leading to the front door.

### Rear Garden



The rear garden is laid to lawn with fenced boundaries, gated side access and large outdoor storage shed measuring 14'5 x 6'11.

### Services

The agents have not tested the appliances listed in the particulars.

### 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.

### 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.

### 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.

### Town and Country Services

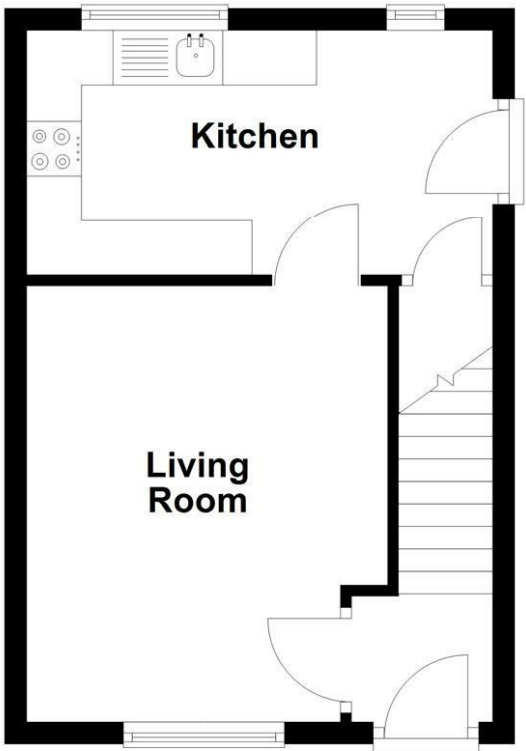
We offer a FREE valuation/market appraisal service

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.

Floor Plan

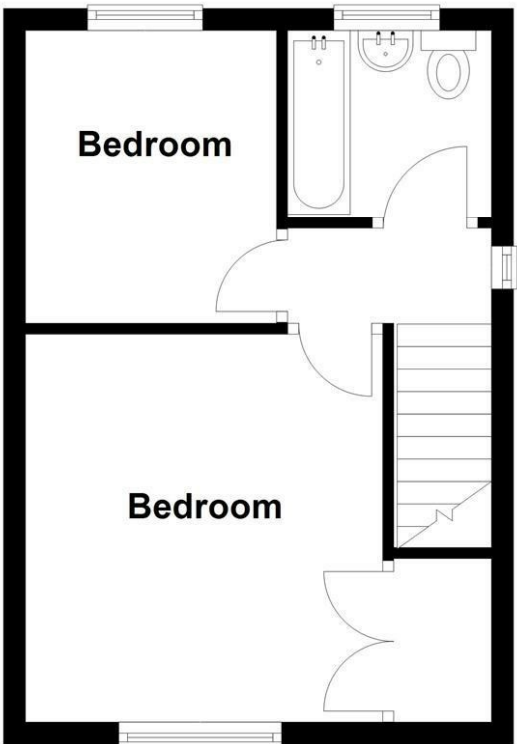
Ground Floor

Approx. 30.8 sq. metres (331.6 sq. feet)

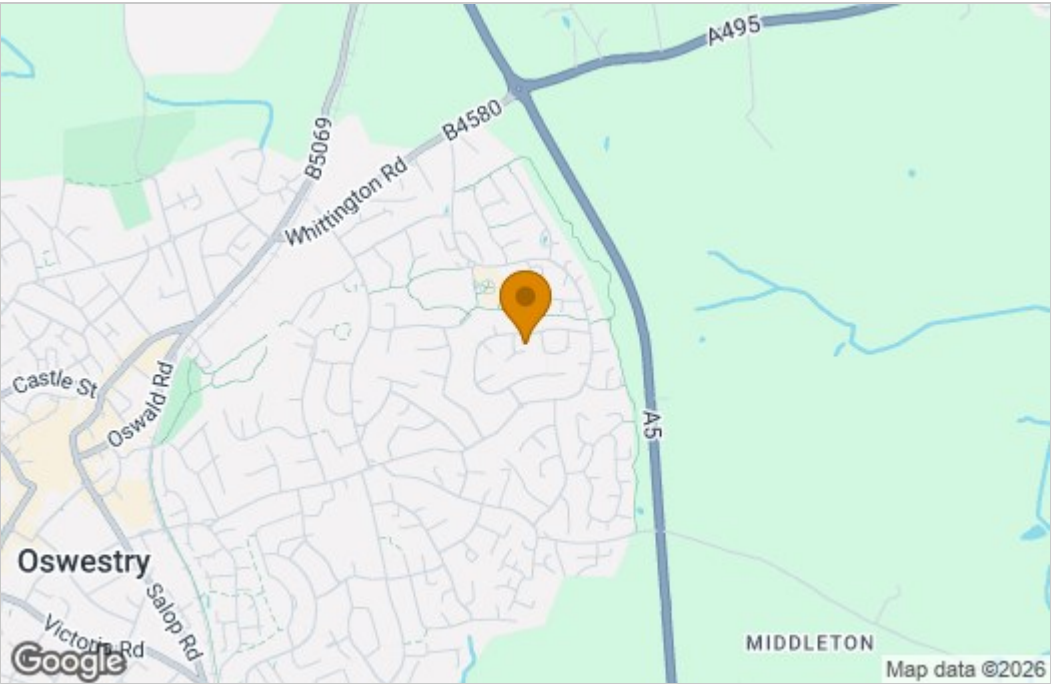


First Floor

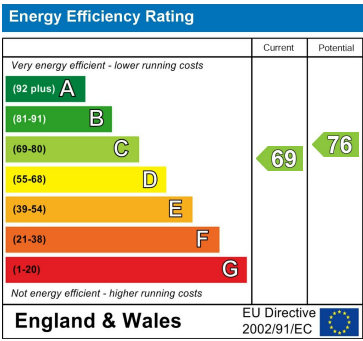
Approx. 28.3 sq. metres (304.8 sq. feet)



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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