

# Town & Country

Estate & Letting Agents



**38 Ashlands Road, Oswestry, SY10 7TN**

**Offers In The Region Of £170,000**

WITH NO ONWARD CHAIN!! Town and Country are delighted to market this semi detached property on Ashlands Road in the charming village of Weston Rhyn, Oswestry. The property features a welcoming reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space, making it an excellent choice for small families, couples, or individuals. The bathroom and kitchen are thoughtfully designed, catering to all your daily needs. The nature of the house ensures a sense of privacy while still being part of a friendly community. The surrounding area boasts picturesque views and a tranquil atmosphere, perfect for those who appreciate the beauty of rural living. With its prime location, this property is well-connected to local amenities, schools, and transport links, making it an ideal base for both work and leisure. Whether you are looking to settle down or invest, this charming home on Ashlands Road is a wonderful opportunity not to be missed.

## Directions

From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the second turning on the right onto Trehowell Lane and then first right onto Ashlands Road. The property will be found on the right hand side at the top of the cul de sac.

## Accommodation Comprises;

### Hall



With a window to the side, part glazed door to the side, radiator and door into the lounge.

### Lounge 12'0" x 14'7" (3.67m x 4.47m)



The good sized lounge has two windows to the front, radiator and understairs storage. Stairs lead to the first floor and a door leads through to the kitchen.

## Additional Photo



### Kitchen/Dining Room 12'0" x 8'0" (3.68m x 2.45m)



The kitchen comprises a range of wall and floor mounted units with worktop over and part tiled walls, breakfast bar, stainless steel sink and drainer with mixer tap over and space and plumbing for washing machine. Built-in double electric oven, gas hob and extractor hood above. Worcester gas boiler, radiator and tiled floor. There is a window to the rear and part glazed door to the rear leading out to the garden.

### Additional Photo



### First Floor Landing

The first floor landing has access to the roof space by hatch, doors to the bedrooms and bathroom and a window to the side.

### Bedroom One 12'1" x 11'7" (3.70m x 3.55m)



A good sized double bedroom having a window to the front and radiator. Airing cupboard housing hot water tank and shelving for storage.

### Bedroom Two 11'4" x 6'8" (3.46m x 2.04m )



The second bedroom has a window to the rear and radiator.

### Bathroom 4'9" x 7'10" (1.46m x 2.40m )



The bathroom has a panelled bath with Triton electric shower over, wash hand basin, low level WC. ,heated towel rail, tiled floor, part tiled walls, extractor fan and window to the rear.

## Front Garden



To the front of the property the gardens are mainly laid to lawn with some shrubs, there is a path and gate providing access to the rear down the side. along with ample off road parking for three cars.

## Rear Garden



The good sized enclosed rear garden is mainly laid to lawn with shrubs and a patio area. There is a shed to the side and bin store.

## 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

## 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.

## Services

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

## 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.

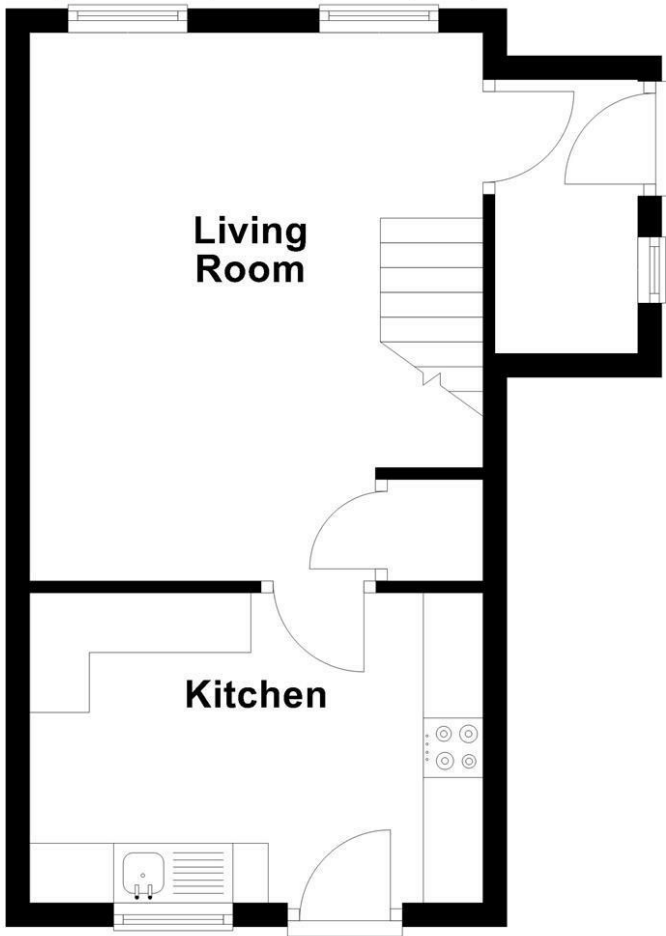
## Town and Country Services

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

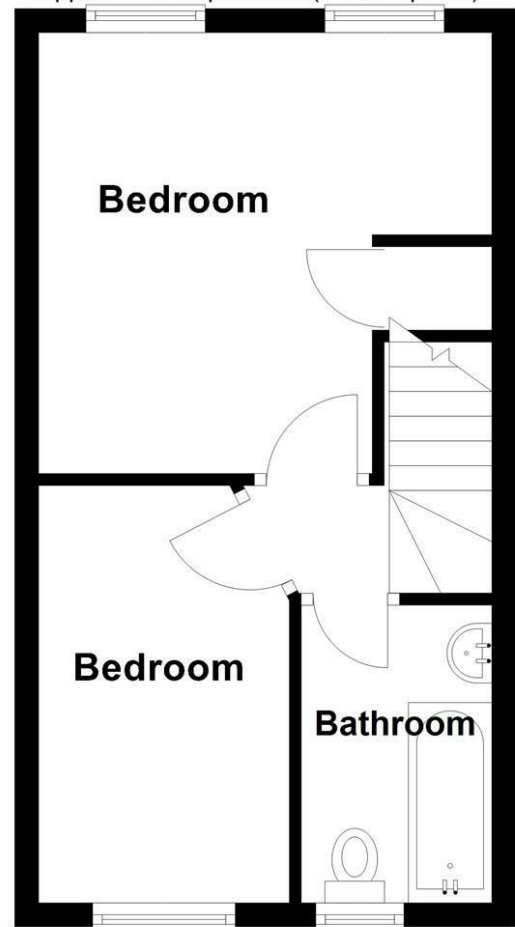
### Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)

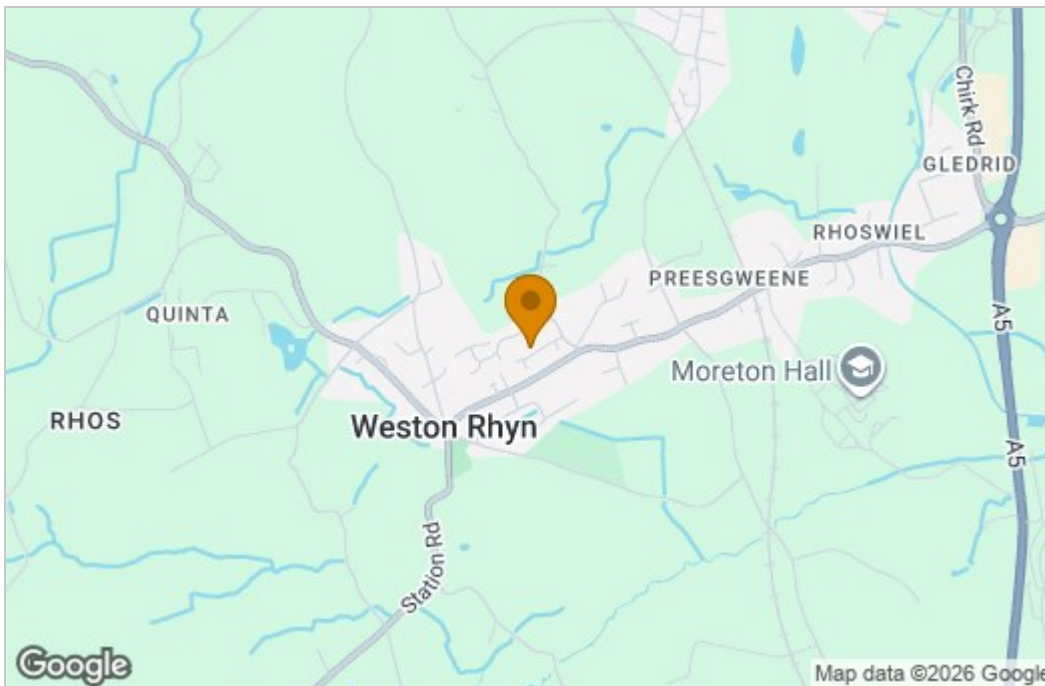


### First Floor

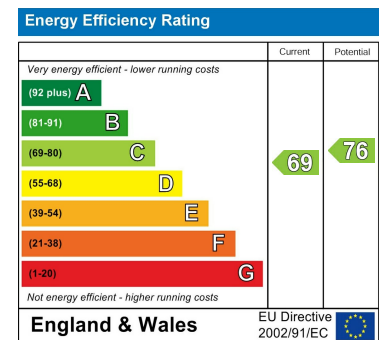
Approx. 27.8 sq. metres (299.6 sq. feet)



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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