

Town & Country

Estate & Letting Agents



92 Albert Road, Oswestry, SY11 1NJ

Offers In The Region Of £135,000

Within the charming town of Oswestry, this delightful two/three-bedroom terraced house on Albert Road offers an exceptional opportunity for those seeking a comfortable and convenient home. The property does require some updating and is ideally situated in a great location, providing easy access to local amenities, schools, and transport links, making it perfect for families and professionals alike. The house boasts a well-thought-out layout, ensuring that every inch of space is utilised effectively. With two/three bedrooms, there is ample room for relaxation and personalisation, catering to the needs of both individuals and families. Whether you are looking to invest in a new home or seeking a rental opportunity, this property on Albert Road presents a fantastic option. With its prime location and spacious living arrangements, it is sure to attract interest from a variety of potential buyers or tenants. Do not miss the chance to explore this wonderful home in Oswestry, where comfort and convenience meet.

Directions

From our Willow Street office proceed up and turn right onto Castle Street. Follow the road along and take the fourth left onto Albert Road. Follow the road along where the property will be seen on the right.

Accommodation Comprises;

The property does require a scheme of updating but has had the benefit of a grant that has installed central heating, new gas fired boiler, loft insulation. The owner with local company had the uPVC double glazing installed.

Porch

The porch has a quarry tiled floor and leads to the front door.

Hallway

Accessed through a part glazed door to the front, quarry tiled flooring, radiator and stairs to the first floor. Doors lead to the lounge and the dining room.

Lounge 11'6" x 9'8" (3.53m x 2.97m)



Having a window to the front, alcove cupboard and shelving, cast iron fireplace with electric fire matched. Telephone point and radiator.

Dining Room 10'7" x 11'6" (3.24m x 3.52m)



Having an alcove cupboard and, understairs storage, slate covered fireplace with electric fire, a window to the rear, quarry tiled floor and radiator. A door leads through to the kitchen.

Kitchen 7'8" x 7'8" (2.36m x 2.36m)



Comprising a range of floor and wall mounted units with worktop over, stainless steel sink and drainer, space and plumbing for fridge/freezer. Window to the side and door to the rear, quarry tiled flooring, Trickle fan and radiator.

First Floor Landing



Providing access to the roof space via hatch, original floorboards and doors leading to the bedrooms and the bathroom.

Bedroom One 13'2" x 11'6" (4.03m x 3.51m)



A good sized room having two windows to the front, built in cupboard, floorboards and radiator.

Bedroom Two 11'7" x 7'8" (3.55m x 2.35m)



Having a window to the rear and radiator.

Nursery/ Study 5'3" x 5'2" (1.62m x 1.6m)



A smaller room ideal as a home office/nursery or to extend the bathroom having a window to the rear, radiator, cast iron fireplace and floorboards. There is an airing cupboard housing the new Worcester combination boiler.

Bathroom 6'6" x 4'10" (2m x 1.48m)



Comprising a panel bath with Gainsborough electric shower over, WC and wash hand basin with tap over, part tiled walls, vinyl floor and Trickle fan. Linen cupboard off and a window to the side.

To the Front of the Property

The property is accessed over a courtyard laid to patio with pathway and gate leading to the front door.

To the Rear of the Property



The good sized enclosed rear garden has a blocked paved path with lawn and shrubbed gardens, brick built outhouse and brick built WC. A shed to the end of the garden and a second mower shed.

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.

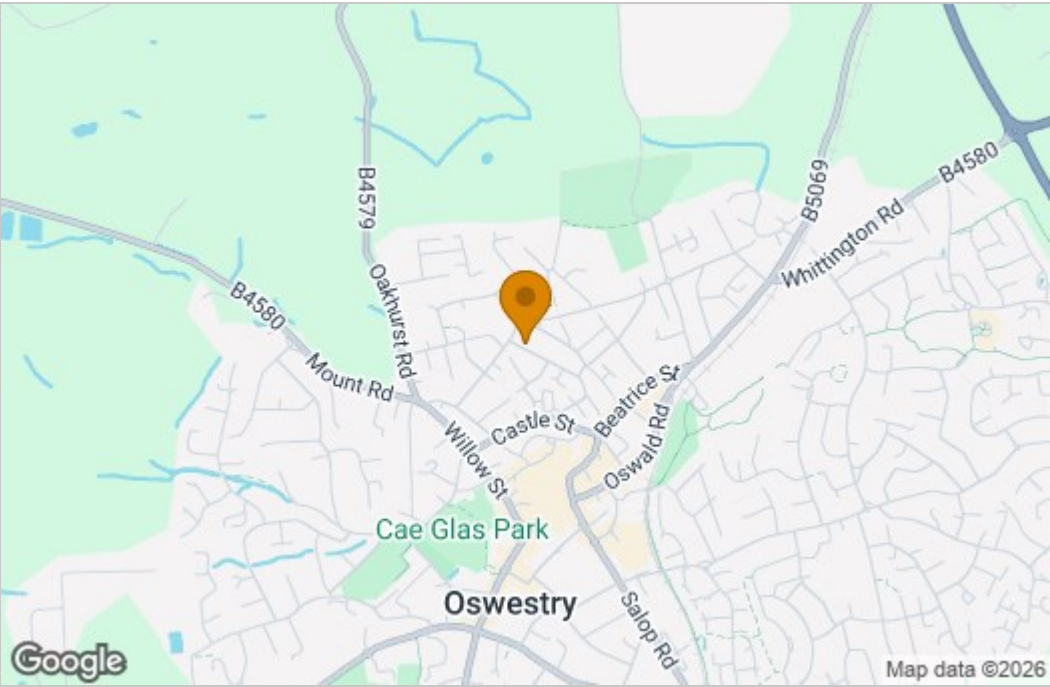
Town and Country Services

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

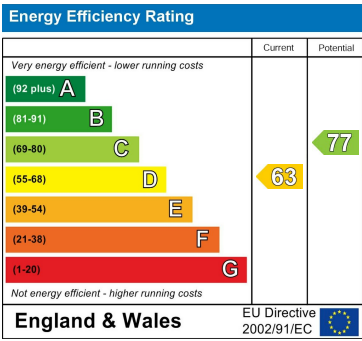
Floor Plan



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk