

Town & Country

Estate & Letting Agents



54 Laburnum Drive, Oswestry, SY11 2QR

Offers In The Region Of £200,000

WITH NO CHAIN! Set in the popular area of Laburnum Drive, Oswestry, this recently updated three-bedroom semi-detached home offers a perfect blend of modern living and classic appeal. Upon entering, you are welcomed into a bright and airy living/dining room, which serves as a perfect space for relaxation or entertaining guests. The well-appointed kitchen/breakfast room is designed for both functionality and style, and the first floor boasts three generously sized bedrooms and a modern family bathroom, providing ample space for rest. To the outside there are good gardens front and rear along with off road parking for two- three vehicles. Laburnum Drive offers a friendly community atmosphere, with local amenities and schools within easy reach. This property presents an excellent opportunity for those looking to settle in an edge of town location, combining modern comforts and convenience. Do not miss the chance to make this lovely property your own.

Directions

From our office in Oswestry proceed up Willow Street turning right onto Castle Street, then left onto Beatrice Street following the road back into town along Oswald Road. Turning left at the traffic lights onto Leg Street and onto Salop Road. Turn left at the crossroads onto Middleton Road. At the mini roundabout proceed straight over and turn first right onto Beech Grove then first right onto Laburnum Drive. Follow the road around where the property will be found on the right hand side.

Entrance Hall

The property is accessed by a double glazed door leading into the entrance hall with tiled floor and radiator. Stairs lead to the first floor and a door leads through to the lounge.

Lounge/Dining Room 20'11" x 10'4" (6.40m x 3.15m)



This good sized, bright room provides plenty of entertaining space with wood effect flooring, double glazed window to the front and patio doors into the rear garden, radiator and spotlighting. A door leads through to the kitchen.

Additional Image



Kitchen 11'10" x 10'0" (3.63m x 3.07m)



The recently refitted kitchen comprises a range of modern wall and base units with oak block worktops over, Belfast sink unit with mixer taps over, built in Bosch oven with 4 ring gas hob and modern extractor over. Built in microwave and pantry housing the gas fired combination boiler, spotlighting, radiator, tiled floor and part tiled walls, double glazed window to the side and a door leading to the rear lobby.

Utility Room 8'10" x 5'8" (2.7m x 1.75m)



A very useful space having plumbing for a washing machine, fitted work surface, fridge/freezer space, storage cupboard, window to the front and door to the side aspect, radiator and spotlighting.

Rear Lobby

The rear lobby has a window and door leading out into the rear garden.

First Floor Landing

With access to the airing cupboard providing storage, access to the roof space via hatch, spotlighting and doors leading to the bedrooms and the family bathroom.

Bedroom One 12'0" x 11'9" (3.68m x 3.60m)



A good sized double bedroom having a radiator and window to the front.

Bedroom Two 13'3" x 8'7" (4.04m x 2.64m)



Another double bedroom having a radiator and window to the rear overlooking the garden, wood flooring and spotlighting.

Bedroom Three 11'10" x 5'10" (3.63m x 1.78m)



The third bedroom has a radiator and a window to the front.

Bathroom



The bathroom comprises a refitted suite with bath with shower attachment with two shower heads over and glass screen, WC, wash hand basin with vanity unit below and mixer taps over, heated towel rail and extractor fan. Tiled walls and floor, spotlighting, extractor fan and a window to the rear.

To The Front of the Property



The property is accessed over a gated driveway providing off road parking for two cars with a car port to the side and a garden mainly laid to lawn with hedge boundaries. A pathway and gate leads to the front door and a gate at the side gives access to the rear garden.

Rear Garden



The good sized enclosed rear garden is mainly laid to lawn with various shrubs and bushes and patio area for entertaining area, there is also a shed to the very bottom of the garden and an area ideal for a children's play area or for growing vegetables. Outside electric is available along with a water tap.

Additional Image



Additional Image



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 B.

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.

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:

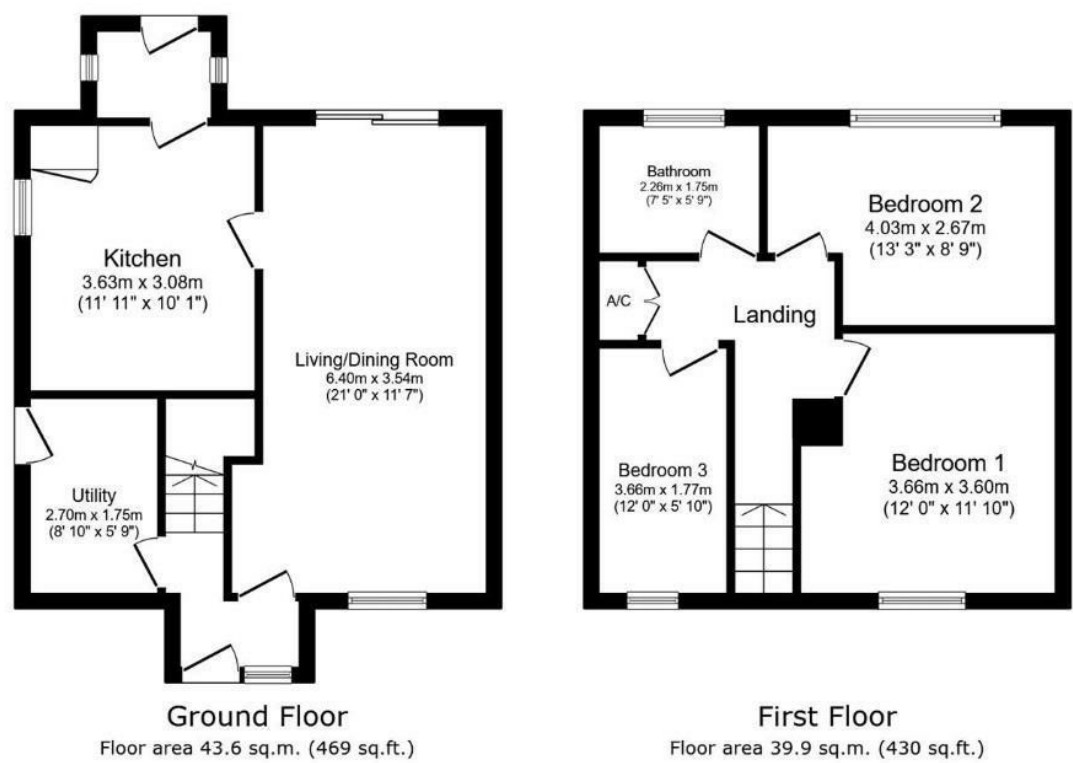
Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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.

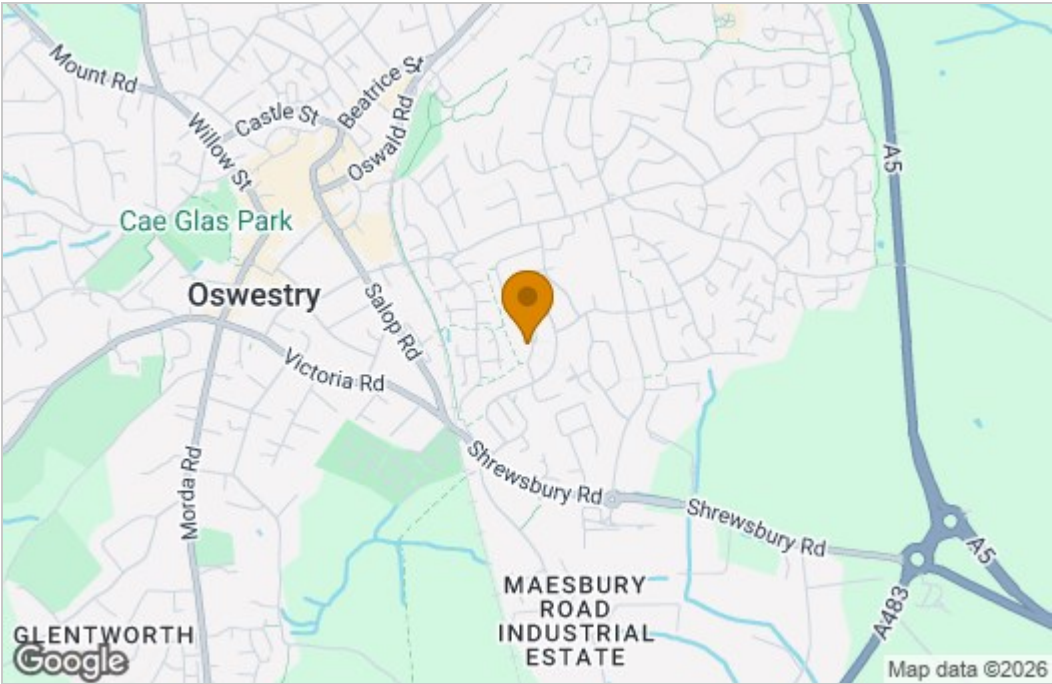
Floor Plan



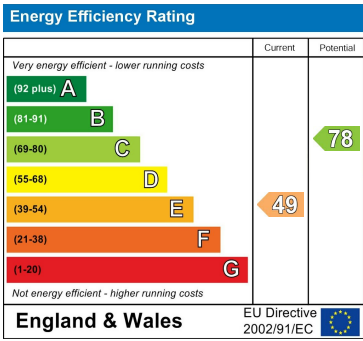
Total floor area: 83.5 sq.m. (899 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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