

# Town & Country

Estate & Letting Agents



**159 Cabin Lane, Oswestry, SY11 2PF**

**£229,950**

Cabin Lane, Oswestry, presents a unique opportunity for those seeking a tranquil lifestyle in a picturesque setting. Built in 1997, the home boasts a modern design that harmoniously blends with its surroundings, offering a welcoming atmosphere for families and individuals alike.

While the specific details of the property type and size are not provided, the location itself is a significant highlight. Oswestry is known for its rich history and vibrant community, making it an ideal place to settle down. The area is well-connected, providing easy access to local amenities, schools, and recreational facilities, ensuring that all your daily needs are within reach. In summary, this property on Cabin Lane is a wonderful opportunity to embrace a lifestyle in one of Oswestry's most desirable areas. With its modern construction and scenic surroundings, it is sure to appeal to a wide range of buyers. Do not miss the chance to explore what this delightful home has to offer.



### 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.

### Accommodation Comprises;

#### Porch

The property is accessed through canopy porch with new composite front door.

#### Hall

The hall has stairs to the first floor, radiator and pendant lighting.

#### Lounge 13'11" x 11'3" (4.25m x 3.43m)



There is a double glazed bay window to the front, two radiators and free standing electric fireplace. Dado rail.

#### Additional Photo



#### Kitchen/Dining Room 14'2" x 8'3" (4.32m x 2.53m)



The kitchen comprises a range of base and wall mounted units with worktop over, stainless steel sink and drainer, understairs cupboard space for a fridge/freezer, space for gas cooker and Baxi gas fired boiler purchased in 2025. There is part tiled walls, vinyl flooring and radiator. Plumbing for dishwasher, radiator and French doors to the rear garden.

#### Additional Photo





### First Floor Landing



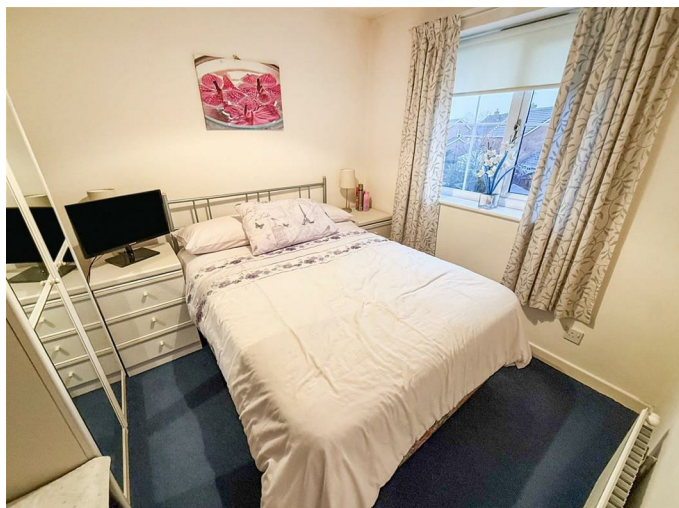
The landing has a double glazed window to the side, access to the roof space by hatch, doors to bedrooms and bathroom. Linen cupboard off.

### Bedroom One 11'4" x 8'2" (3.47m x 2.49m )



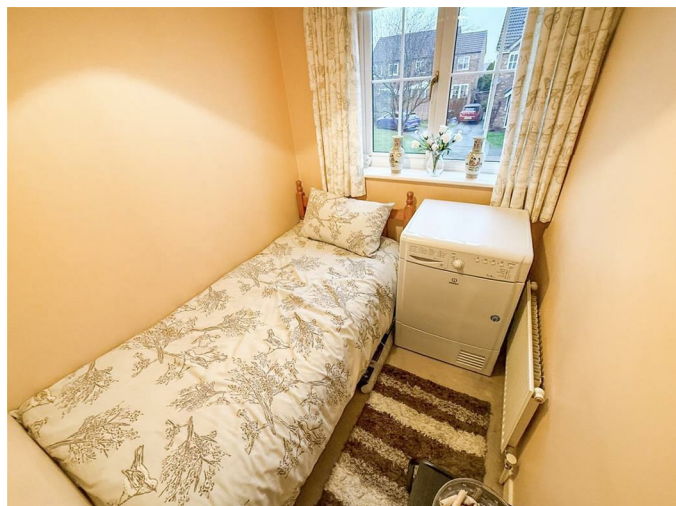
Window to the front aspect, radiator and built in double wardrobe.

### Bedroom Two 8'1" x 9'3" (2.48m x 2.83m )



Window to the rear aspect and radiator.

### Bedroom Three 5'5" x 8'5" (1.67m x 2.57m )

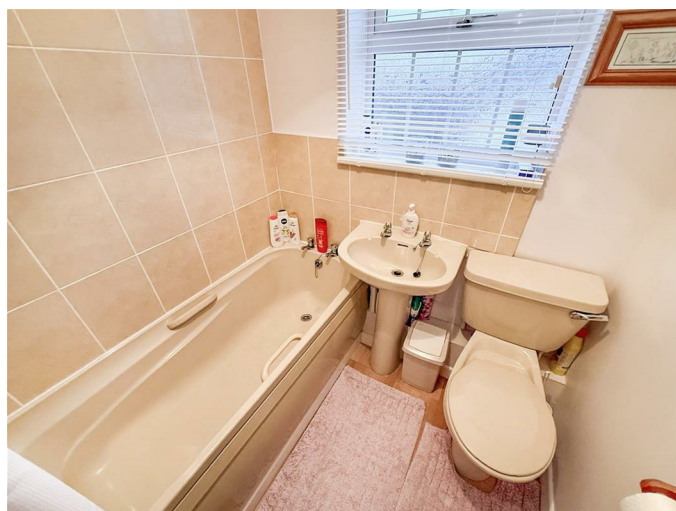


Window to the front aspect, radiator and built in cupboard.

### To the Front

The front of the property is low maintenance loose stone, driveway to the side which leads to the garage and a gate providing access to the rear secure garden.

### Bathroom



The bathroom suite comprises a panel bath with mains shower over, wash hand basin and WC. Part tiled walls, window to the rear and radiator. Wood effect flooring.



## To the Rear



The fully enclosed rear garden as a patio area for entertaining, lawned area and there is a shed.

## Additional Photo



## Garage

With up and over door, window to the side and a door into the rear garden.

## 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 C.

## Services

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

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## 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

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.

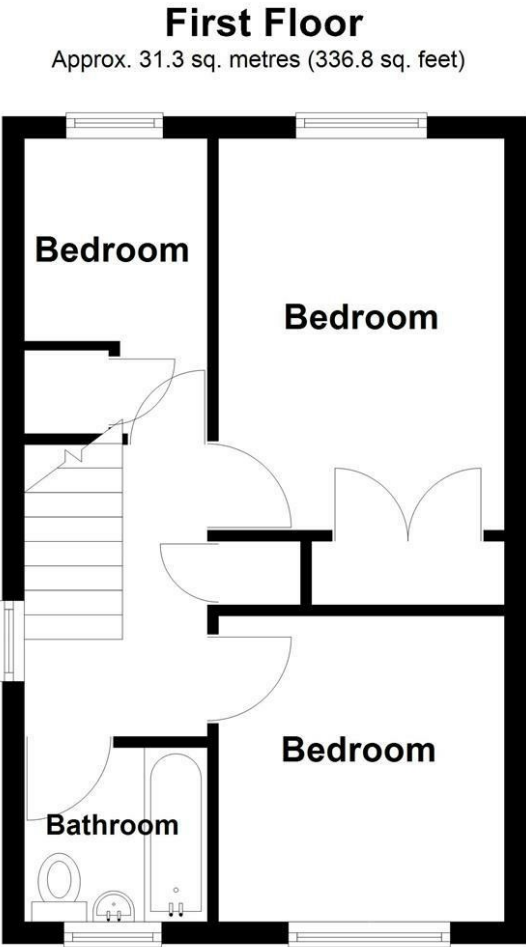
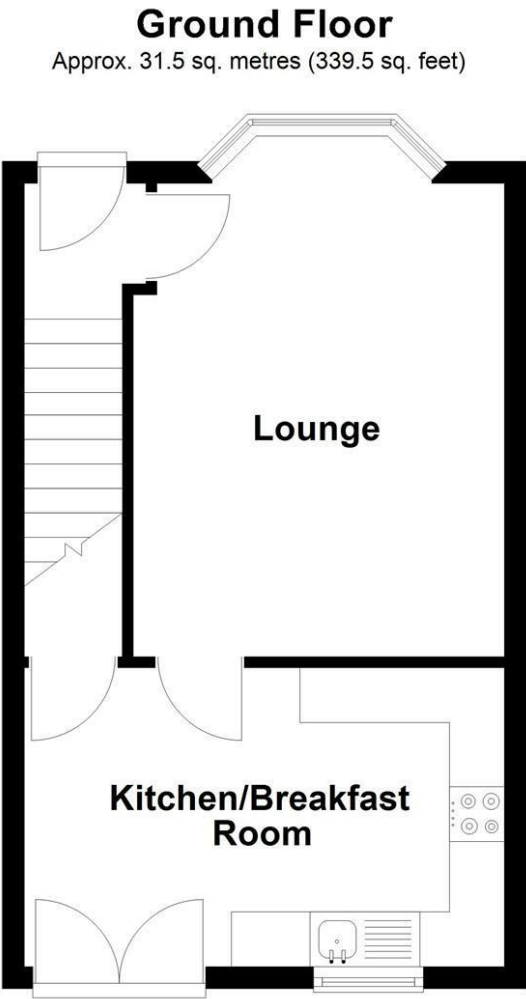
## Town and Country Services

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.

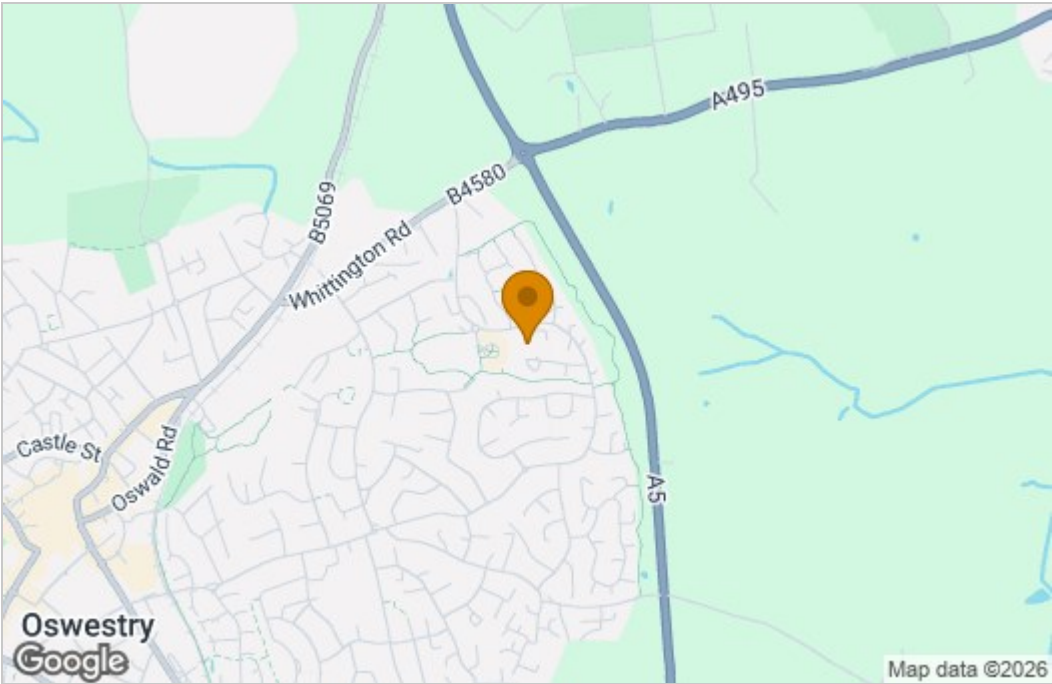
## Money Laundering Regulations

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.

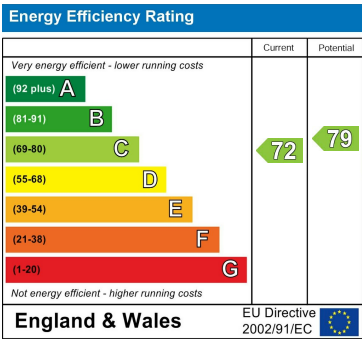
Floor Plan



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.

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