

Town & Country

Estate & Letting Agents



5 Castle Street, Oswestry, SY11 1JY

Offers In The Region Of £110,000

Town and Country Oswestry are pleased to offer to the open market this two bedroom end terraced property close to Oswestry Town Centre. The property benefits from uPVC double glazing, gas central heating and PIV ventilation system. The property comprises lounge, kitchen/diner, two bedrooms and downstairs bathroom. To the front there is off road parking for up to three vehicles and to the rear there is a courtyard.

Directions

From our office in Willow Street turn right at the crossroads onto Castle Street, proceed along and the property will be found on the right hand side identified by our for sale board.

Accommodation Comprises;

Lounge 12'5" 12'0" (3.81m 3.68m)



The lounge has a window to the front, double glazed uPVC front door, exposed beams, stone surround fireplace, telephone point, TV point, alcove and radiator. There is a glazed door into the rear.

Kitchen/Diner 8'9" x 11'0" (2.69m x 3.37m)



With a window to rear looking onto the rear patio, stainless steel sink and drainer unit, part tiled walls, electric hob with extractor hood over, exposed beams, electric oven, radiator, space for appliances, wood effect vinyl flooring and understairs cupboard off.

Rear Hallway

With access to the rear yard, downstairs bathroom and stairs leading off to the first floor. Radiator.

Downstairs Bathroom



The bathroom comprises bath with Triton shower over, shower screen, WC, wash hand basin, and a window to the rear aspect. There is vinyl flooring and aqua panelling throughout and a radiator.

Landing

Doors leading to bedrooms and access to the loft space.

Bedroom One 12'6" x 12'1" (3.82m x 3.70m)



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

Bedroom Two 8'7" x 11'0" (2.63m x 3.37m)



Bedroom two has a window to the rear, airing cupboard with boiler and a radiator.

Front Garden



The front has ample parking for up to three vehicles and a courtyard enclosed by picket fencing and some shrubbery.

Rear Garden



A step leads up to the rear yard/garden, which has a

small shed and is enclosed by stone walls and panel fencing. There is external access via a gate and right of way behind neighbouring properties.

Additional Photograph.



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.

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.

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

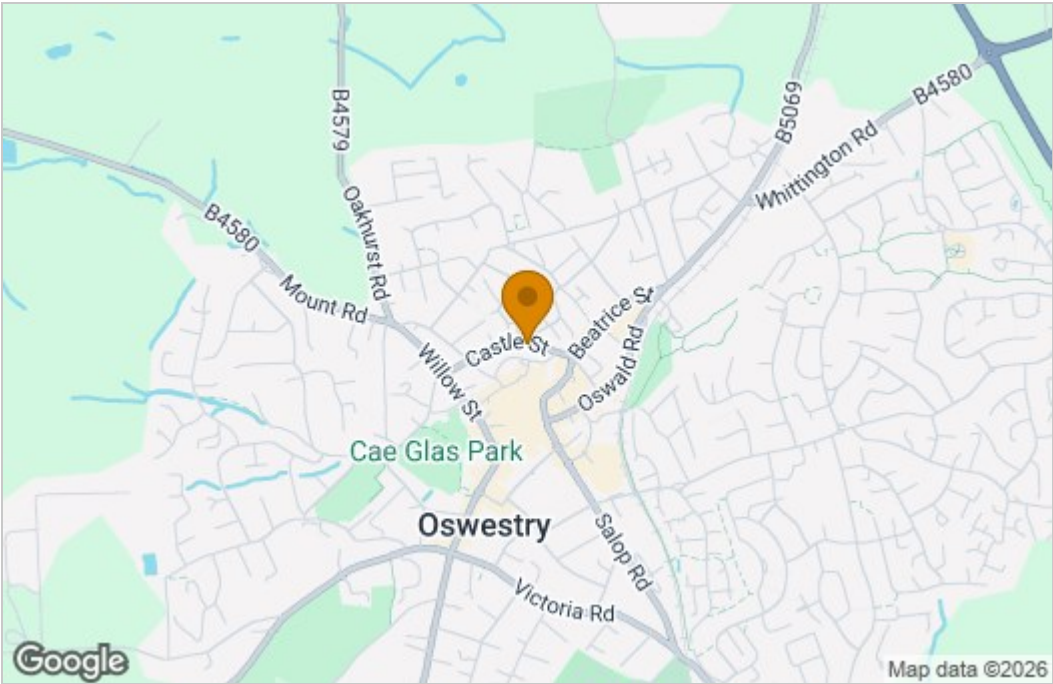
Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Town and Country Services

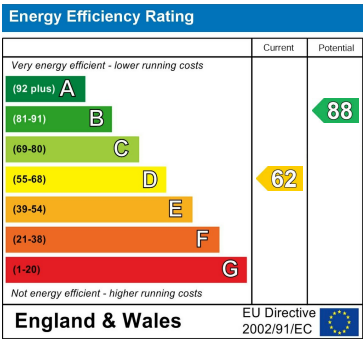
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

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