

# Town & Country

Estate & Letting Agents



**33 Rosehill Avenue, Whittington, SY11 4DX**

**Offers In The Region Of £365,000**

Situated in the popular village of Whittington, 33 Rosehill Avenue presents an exceptional opportunity to acquire a delightful detached house in a quiet location and immaculately presented. This property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The home is complemented by three well-proportioned bedrooms, ensuring comfort for families or guests alike. Residents can enjoy the peaceful surroundings in this quiet Cul De Sac location while being just a short distance from local amenities, schools, and transport links. This makes it an excellent choice for families or anyone seeking a serene yet connected lifestyle.

### Directions

Leave Oswestry via Gobowen Road and turn right onto Whittington Road and proceed over the roundabout to the village. Turn right onto Rosehill Drive just before the level crossing and proceed up the road to the junction on the left, take this turning and turn right at the bottom of the road. The property will be found tucked away at the bottom of the cul-de-sac.

### Accommodation Comprises:

#### Hallway

The property is accessed by a porch to the side of the property with outside lighting. The hallway has a part glazed door to the side, radiator and wood flooring throughout, stairs to the first floor and understairs storage cupboard.

#### Lounge 16'11" x 11'10" (5.16m x 3.63m )



This beautifully presented lounge has a feature fireplace with electric stove and tiled hearth, coved ceiling and french doors into the conservatory. There is a window to the rear of the property which overlooks the garden.

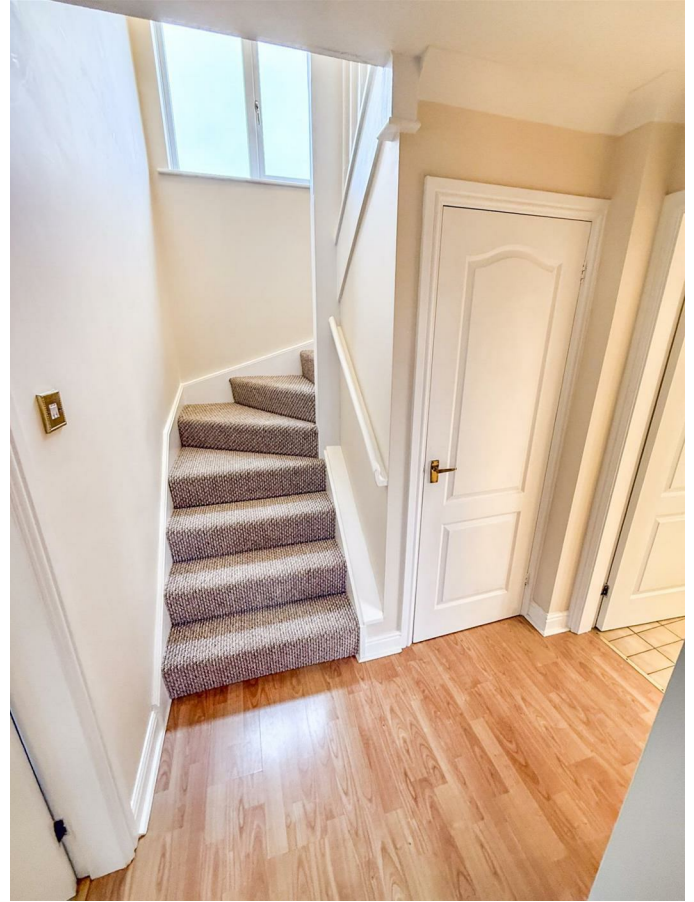
#### Conservatory 10'2" x 11'4" (3.11m x 3.46m )



The conservatory has a tiled floor, radiator and

French doors to the rear garden. A wonderful quiet place to sit and look over the garden.

### Additional Photo



#### Kitchen 10'9" x 11'1" (3.3m x 3.4m )



The kitchen comprises a range of modern base and wall mounted units with soft close doors, under unit lighting and a wooden worktop over, inset Belfast sink with mixer tap over, integrated electric oven with a four ring 'Neff' gas hob and 'Neff' extractor fan above. Part tiled walls and tiled floor, integrated fridge/freezer, dishwasher and spotlights to the ceiling and a radiator.

### Dining Room 8'11" x 13'10" (2.72m x 4.22m )



With a window to the front and side of the property, wooden floor throughout, spotlights to the ceiling, coved ceiling and radiator.

### Utility Room 5'1" x 5'7" (1.56m x 1.71)



With a part glazed door to the side, tiled floor and part tiled walls. Base and wall mounted units and space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap over, There is a Worcester gas fired boiler and under unit light and a radiator.

### Cloakroom

With a tiled floor, W/C and a wash hand basin.

### Landing



Doors lead to the bedrooms and the bathroom.

### Bedroom One 11'0" x 10'2" (3.36m x 3.1m )



This large double bedroom has a window to the rear of the property with countryside views, double built-in wardrobe and a door leads into the en-suite.

### En-Suite Shower Room



The en-suite comprises a wash hand basin, W/C and a corner shower with mains shower, fully tiled walls and spotlights to the ceiling. Radiator and circular window out to the rear.

### Bedroom Two 8'11" x 17'2" (2.73m x 5.24m)



Window to the rear front and side of the property and a radiator.

### Additional Photo



### Bedroom Three 11'10" x 7'6" (3.61m x 2.29m )



Bedroom three has a window to the front aspect, double built in wardrobe and a radiator.

### Bathroom



The modern white bathroom suite comprises a W/C, wash hand basin on vanity unit and mixer tap over, 'P' shaped panel bath with glass surround and electric shower, heated towel rail and part tiled walls. Spotlights, coved ceiling and an extractor fan.

## To The Front of the Property



The property is accessed over a large tarmac driveway providing ample off road parking and turning space for several cars and a useful shed set behind a gated door.

### **Garage 8'6" x 16'10" (2.61 x 5.14m)**

With up and over door, window to the side, power and lighting and useful eaves storage.

## Rear Garden



The rear garden is mainly laid to lawn with shrubs, with a patio area for entertaining. A path leads from the front round to the side of the property into the garden where there is countryside views.

## Additional Photo



## Additional Photo



## Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### 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 D.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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.

### 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.

### **Additional Information**

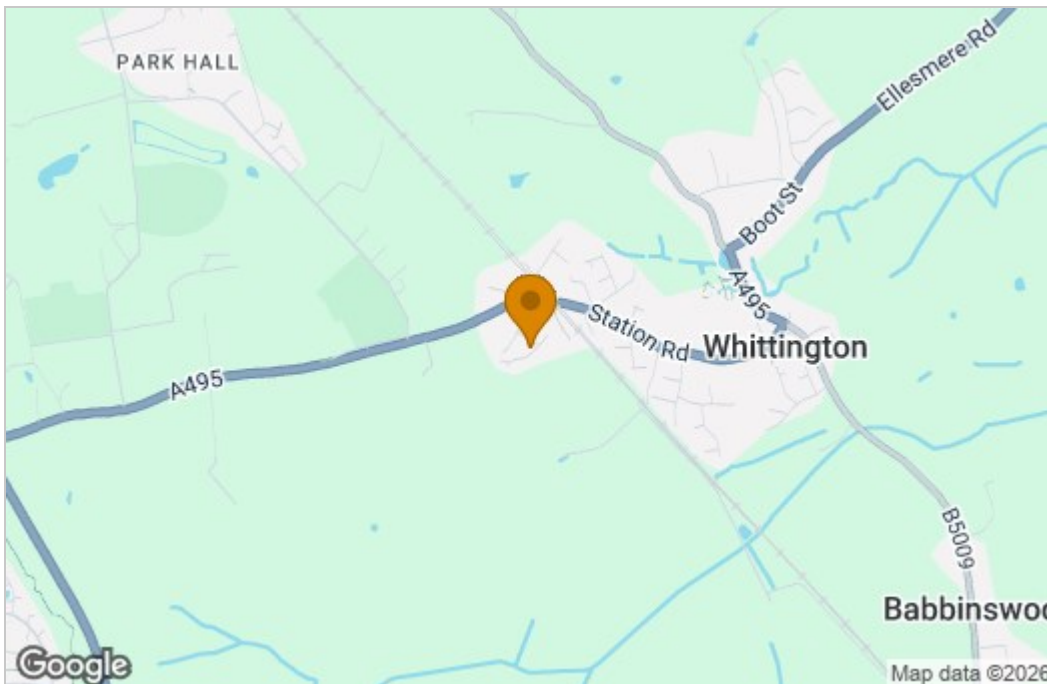
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

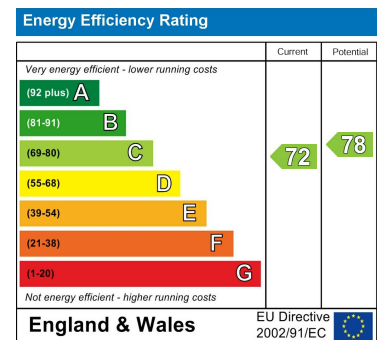
## Floor Plan



## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk