

# Town & Country

Estate & Letting Agents



**37 Walford Road, Oswestry, SY11 2LE**

**Offers In The Region Of £250,000**

Situated in the popular area of Walford Road in Oswestry, this detached extended three bedroom bungalow offers a perfect blend of comfort and convenience. Situated in an elevated quiet residential location, with three well proportioned bedrooms and an extended living/dining room, this property has a great deal of space to offer and a great outlook. With an enclosed rear garden, garage and driveway, and close to all amenities, this property has a lot to offer and should be viewed to be appreciated.

## Directions

### Accommodation Comprises:

#### Hallway

With doors leading to all rooms, decorative wooden floor, dado rail, radiator and access to roof space via loft hatch.

#### Lounge/Dining Room



#### Lounge 16'0" x 11'3" (4.90 x 3.45m)



The property has been extended to provide generous living space with the lounge open to the dining room. With a window to the side, feature fireplace housing a gas fire, dado rail, a radiator and laminate flooring.

#### Dining Room 9'6" x 11'3" (2.92 x 3.45m)



Open to the lounge, the dining room has laminate flooring, dado rail, double doors which lead off into the rear garden, a radiator and a door leading into the kitchen,

#### Kitchen 8'7" x 10'0" (2.62 x 3.07m)



With a window to the side offering elevated views, fitted with a good range of base and wall units with contrasting worktops over, ceramic sink with drainer and mixer tap over, integrated fridge and freezer, Neff double oven and Neff hob, space and plumbing for a washing machine, vinyl flooring, part tiled walls and a door to the rear garden.

**Bedroom One 11'9" x 9'6" (3.59 x 2.92m)**



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

**Additional Photo**



**Bedroom Two 10'4" x 7'8" (3.16 x 2.36m )**



A double room with a window to the front and a radiator.

**Additional Photo**



**Bathroom**



With a window to the side, modern bathroom suite comprising W/C and wash hand basin on a vanity unit, corner shower cubicle with Triton shower, vinyl floor, part tiled walls and an extractor fan.

**Bedroom Three 8'9" x 8'7" (2.670 x 2.62m )**



With a window to the side and a radiator.

### Additional Photo



### Additional Photo



### Rear Garden



### Additional Photo



The enclosed rear garden is on two levels, the lower level is concreted, with steps that lead up to a gravelled area and a further enclosed lawned garden. Enclosed by hedging and fencing, there are two sheds and a greenhouse. A path leads to the side of the property.

### Additional Photo



### Additional Photo



### Garage 9'4" x 16'8" (2.85 x 5.10m)

The garage has an up and over door to the front and a personnel door to the side. With a window to the side and power and lighting.

## To The Front of the Property



The property benefits from a driveway providing off road parking for several vehicles and leading to the garage. The front garden is laid to lawn and has borders planted with shrubs.

## Driveway



## Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

## 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.

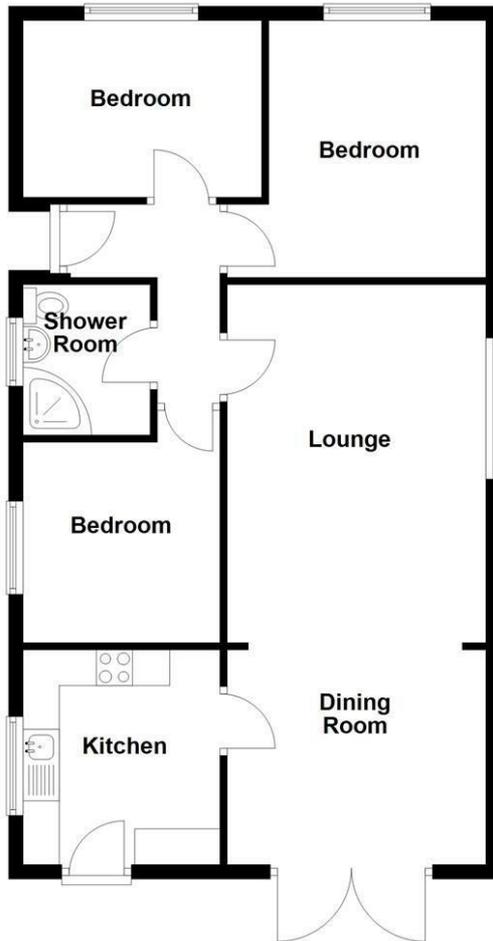
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

## Additional Photos

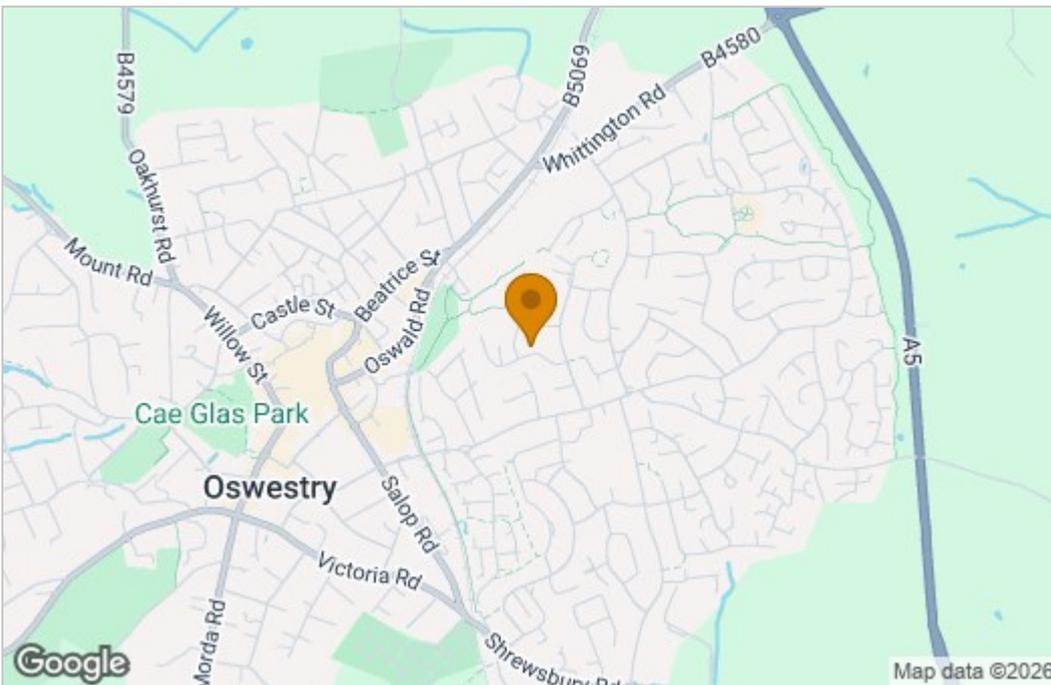
# Floor Plan

## Ground Floor

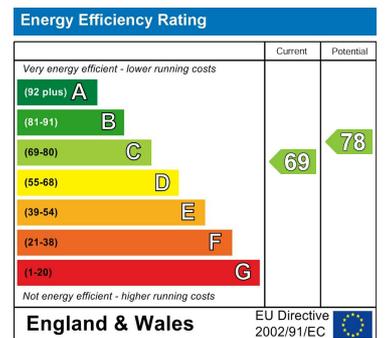
Approx. 74.7 sq. metres (804.0 sq. feet)



# 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