

# Town & Country

Estate & Letting Agents



**34 The Carriages, Oswestry, SY11 1BX**

**Offers In The Region Of £215,000**

Are you looking for space, style and contemporary modern living. If so this could be the one for you. Set over four floors, this creatively designed unique property offers the buyer spacious well laid out accommodation which is flooded with light. The property enjoys elevated panoramic views whilst still being conveniently located on the edge of town. All amenities are close at hand including schools, shops and good transport links.

## Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street, Proceed along to the junction and turn left onto Beatrice Street. Continue passing through the lights onto Gobowen Road and turn right opposite the corner store and then immediately left onto the development. The property will be found on the right.

## Property Overview

The property has been built with modern living in mind with spacious, light rooms ideal for those after a property that is both easy to maintain and convenient to all amenities. The property extends to over 116 square metres with three excellent bedrooms and open plan entertaining areas. Feature full length windows add to the feeling of space with the added bonus of a rooftop balcony off the master bedroom taking in views across the town and countryside beyond.

## Accommodation Comprises

### Hallway



Having a tiled floor, part glazed door to the front, a window to the front, radiator, under stair storage space and door to the utility. The staircase leads to the first floor with a modern chrome and pine handrail.

### Utility

The utility area provides space for appliances, work surfaces, tiled floor, coats and shoes.

### First Floor Landing

The first floor landing leads to the kitchen and lounge areas. There is a window to the front and stairs with chrome and pine finish leading to the second floor.

## Open Plan Lounge/Kitchen 23'9" x 16'3" (7.24m x 4.97m)



The open plan kitchen/ lounge/ dining room is a great space for entertaining and is flooded with light having a window to the front and two windows to the rear. The two tone modern kitchen is fitted with a range of base and wall units in a gloss cream finish with walnut finishes and contrasting work surfaces and upstands over. There is an electric stainless steel oven, gas hob, stainless steel splash back and chimney style extractor fan over, fitted stainless steel sink with mixer tap, integrated dishwasher and an integrated fridge/ freezer. The flooring is wood effect vinyl which flows through to the dining area.

### Additional Photo



The dining area has a radiator and leads onto the lounge which has a radiator, spotlighting, tv and telephone points. A superb place for entertaining friends and family.

### Additional Photo



tap and shower attachment over, glazed screen, low level w.c., wall mounted wash hand basin with a mixer tap, fully tiled walls with inset detailing, tiled floor, spot lights, window to the rear, extractor fan and a heated chrome towel rail.

### Bedroom Two 12'2" x 9'4" (3.71m x 2.85m)



### Second Floor Landing



The second bedroom is again a bright space having a full length window to the rear, built in wardrobes with rails and shelving, tv point, telephone point and a radiator.

### Bedroom Three 9'3" x 8'7" (2.83m x 2.64m)



The second floor landing is another lovely light space being open to the third floor. The chrome and pine banister continues to the third floor and doors lead to the bathroom and bedroom two and three. There is also an airing cupboard with shelving.

### Family Bathroom 8'8" x 6'4" (2.66m x 1.94m)



The third bedroom has a feature full length window to the front letting in lots of light. There is a radiator, tv point and telephone point.

The well appointed family bathroom is fitted with a modern white suite with panelled bath with a mixer

### Third Floor Landing



The third floor landing area is again really light having a full length window onto the balcony. The staircase finished with the chrome and pine detailing. A door leads through to the master bedroom.

### Bedroom One 19'7" x 9'4" (5.97m x 2.86m)



The spacious master bedroom has a window to the rear and features sliding doors leading out onto the balcony. There are tv and telephone points, radiator and door through to the en-suite shower room.

### Additional Photo

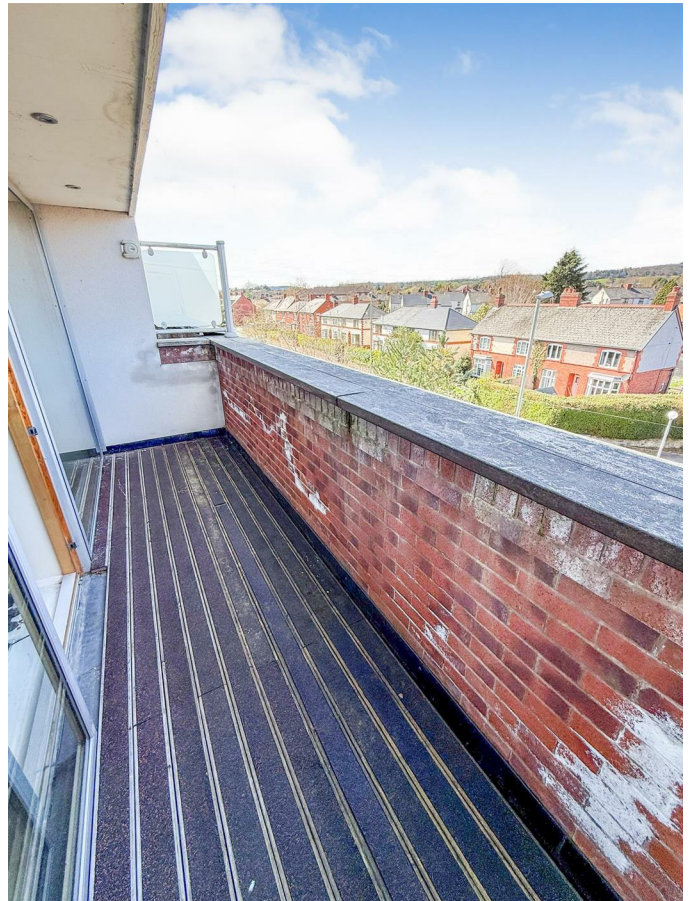


### En Suite 8'10" x 6'5" (2.68x 1.96)



The well appointed en suite is fitted with a double shower cubicle with mixer shower with two shower heads, low level w.c., wall mounted wash hand basin with a mixer tap, fully tiled walls, tiled flooring, window to the rear, extractor fan, heated towel rail and a window to the rear.

### Balcony



A lovely feature of the property and a great place to enjoy an early morning coffee or a glass of wine at the end of the day. The balcony overlooks the town and takes in the surrounding countryside. The flooring is non slip making it very safe in all seasons.

### Outside

The approach to the property is along a shared driveway which in turn leads to the parking area. There is room for a small vehicle to the front of the property along with undercover parking space for two vehicles below the property. There is also an integral boiler room at the rear of the property providing storage.

### Garden



There is a small raised garden area at the rear with fenced boundaries.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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### To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

### Services

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

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### 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.

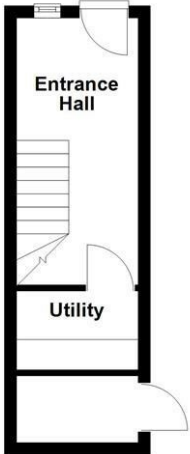
### Tenure/Council Tax

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

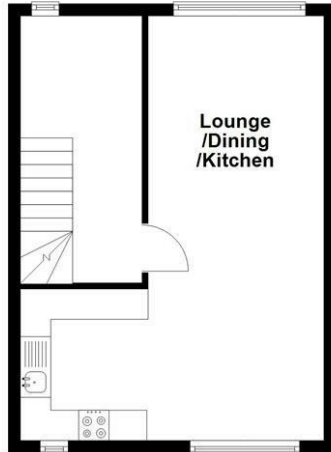
The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

# Floor Plan

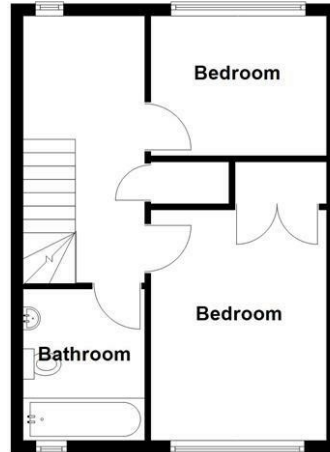
**Ground Floor**  
Approx. 14.0 sq. metres (151.0 sq. feet)



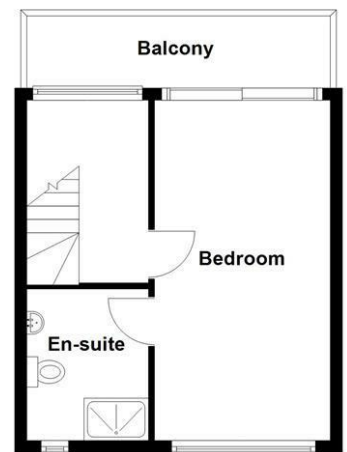
**First Floor**  
Approx. 35.0 sq. metres (376.8 sq. feet)



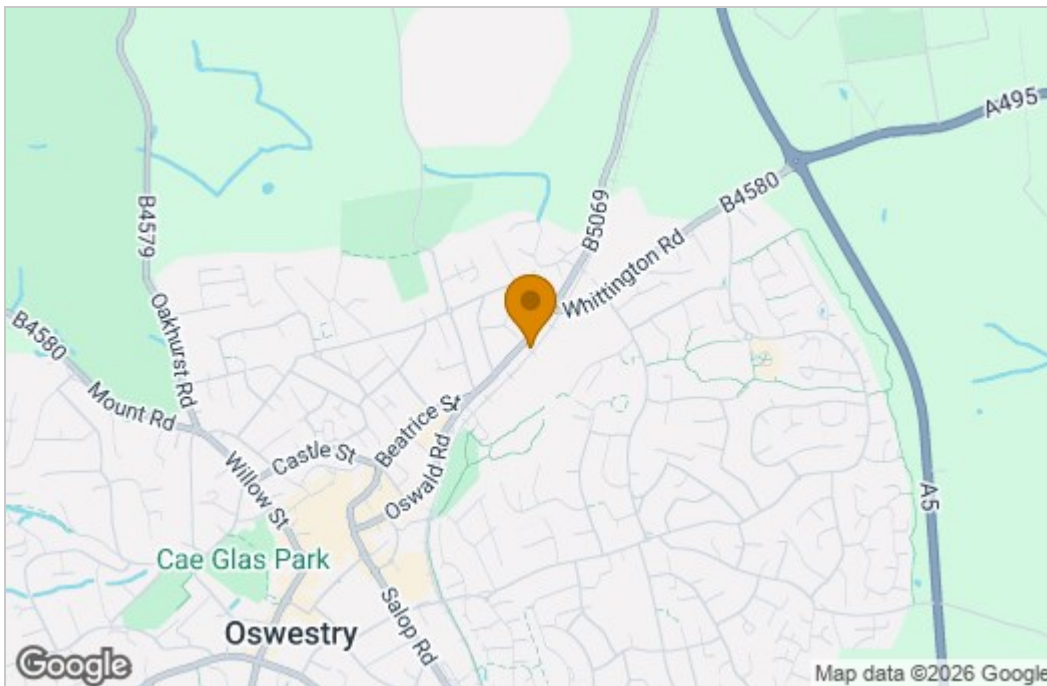
**Second Floor**  
Approx. 35.0 sq. metres (376.8 sq. feet)



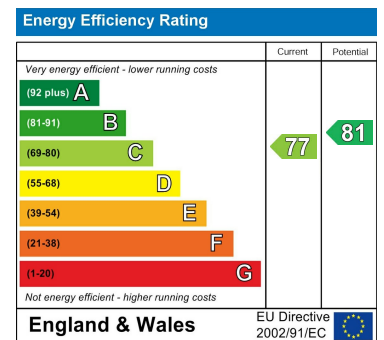
**Third Floor**  
Approx. 28.1 sq. metres (302.0 sq. feet) (excluding Balcony)



# Area Map



# Energy Efficiency Graph



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