

# Town & Country

Estate & Letting Agents



**39 Hazel Grove, Oswestry, SY11 2XB**

**Asking Price £150,000**

This three bedroom property presents a remarkable opportunity for those with a vision. This three bedroom end terrace property is situated on a generous corner offering a larger garden and plenty of parking along with a separate garage. The property is in need of a scheme of improvement, making it an ideal project for buyers looking to create their dream home or investment. Convenience is assured due to this property's location and accessibility to local amenities. The potential for transformation is significant, allowing you to tailor the space to your personal taste and requirements.

### Directions

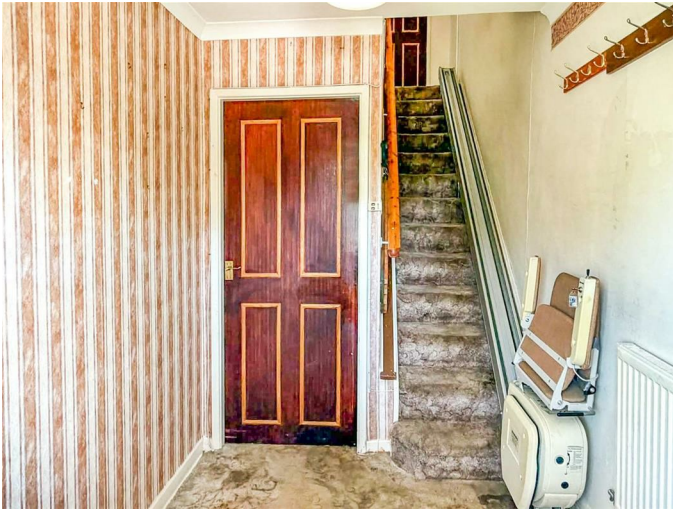
From Oswestry Town Centre take the Salop Road, turning left into Middleton Road at the crossroads with Roff Street. Proceed down Middleton Road and turn right onto College Road at the second roundabout. Take the second left turn into Hazel Grove and the property can be seen on the left hand side identified by our 'For Sale' board.

### Accommodation Comprises;

#### Front Porch

With a part glazed door to the front, windows to both sides, tiled floor and a door into the hallway.

#### Hallway 4'3" x 6'0" (1.32 x 1.85m)



With a door to the front, a radiator and stairs to the first floor. A door leads into the lounge.

#### Lounge 14'7" x 11'8" (4.45 x 3.56m)



The lounge has a window to the front, a gas fire with wooden fire surround, radiator and a door into the kitchen.

### Additional Photo



#### Kitchen 14'4" x 8'10" (4.38 x 2.70m)



The kitchen, which has space for a small dining table and chairs, has two windows to the rear and is fitted with a range of base and wall units, space and plumbing for a gas cooker, plumbing for a washing machine, stainless steel sink with drainer, a radiator, door to understairs storage cupboard, vinyl flooring and a door into the rear porch.

### Rear Porch



Glazed all round with a door exiting to the side into the garden at the rear of the property.

### Landing

With doors to the bedrooms and bathroom.

### Bedroom One 11'3" x 7'11" (3.44 x 2.43m)



A double bedroom with a window to the front, a radiator and an airing cupboard housing the Ideal gas boiler and shelves for storage.

### Bedroom Two 8'0" x 9'10" (2.46 x 3.00m)



A second double room with a built in wardrobe, window to the rear and a radiator.

### Bedroom Three 5'6" x 5'7" (1.70 x 1.72m)



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

### Bathroom 5'7" x 5'9" (1.72 x 1.77m)



With a window to the rear, large walk in accessible shower with seat, W/C, wash hand basin, vinyl flooring, extractor fan, a radiator and wall heater.

### Front Garden



The property is situated on a generous corner plot, with a walled boundary and a large block paved driveway offering ample parking for numerous vehicles. The front garden is laid to lawn. There is a car port to the side of the property and a gate leading to the rear.

### Driveway & Parking



### Rear Garden



The private rear garden needs some improvement, it has a pathway that leads around the property and

to the shed. There is a gate to the rear which leads to the garage and parking area at the rear.

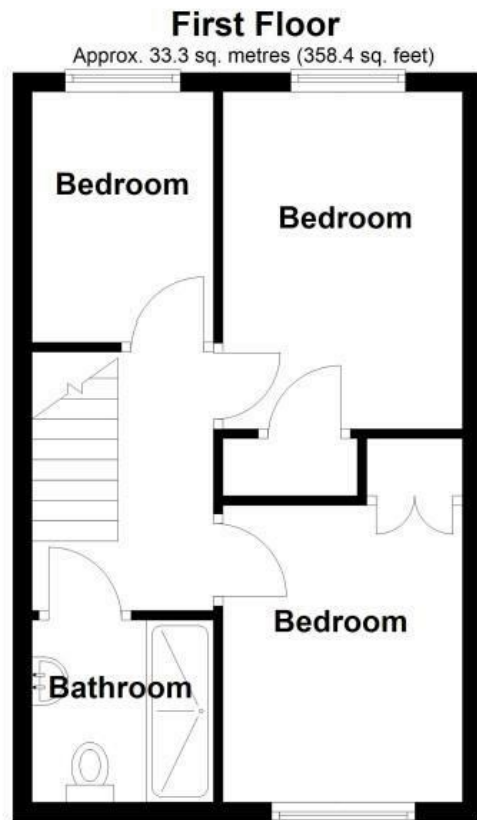
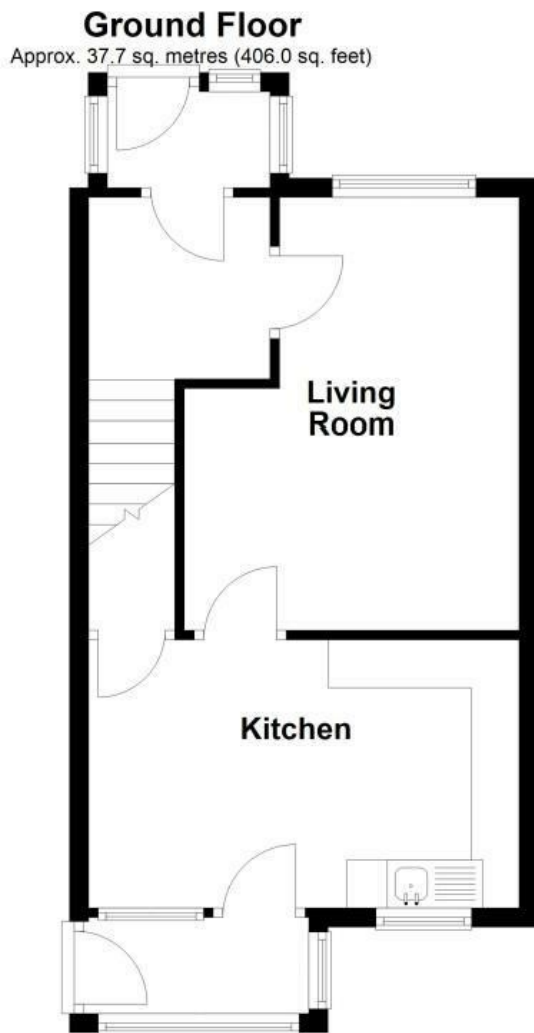
### Additional Photo



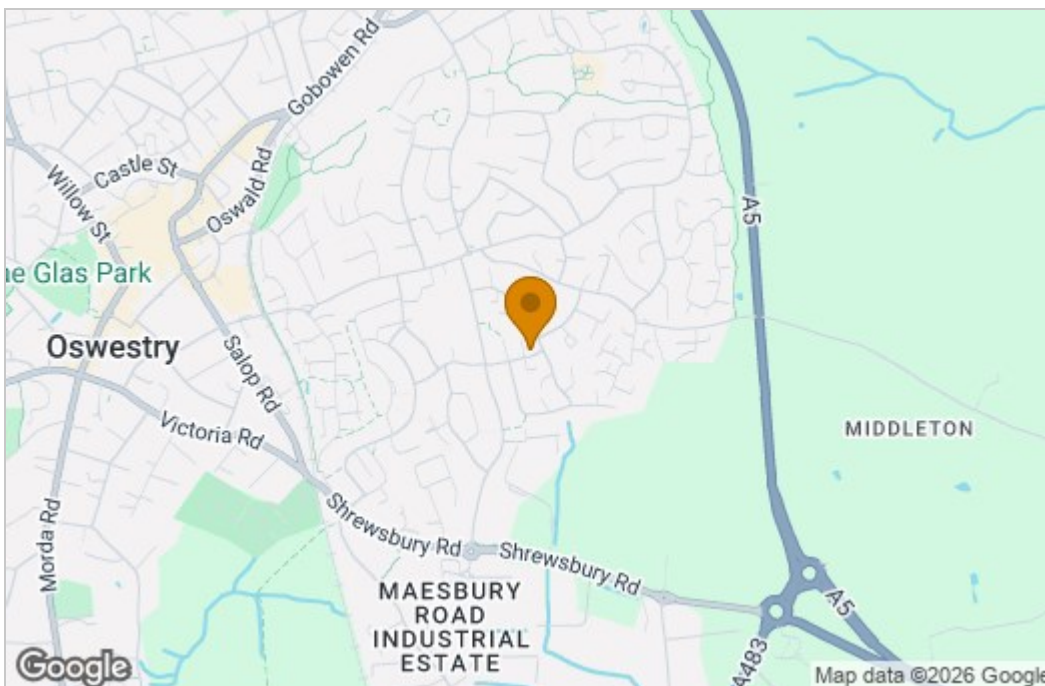
### Garage & Additional Parking

The property has the benefit of a separate single garage and additional parking for one vehicle which sits at the rear of the property.

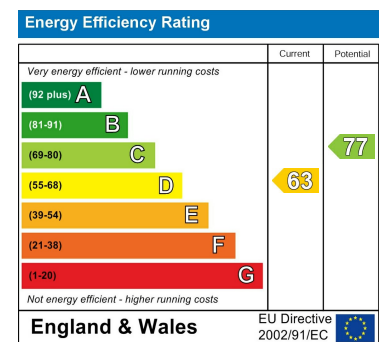
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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