

# Town & Country

Estate & Letting Agents



**44 Liverpool Road, Oswestry, SY11 1NN**

**Offers In The Region Of £180,000**

WITH NO ONWARD CHAIN!! Within walking distance of the town centre, this delightful mid-terrace house on Liverpool Road presents an excellent opportunity for first time buyers or investors alike. With well proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With three bedrooms, there is ample space for those who desire a home office or guest room. Oswestry is known for its rich history and vibrant community, offering a range of local amenities, schools, and parks, making it an ideal location for families and professionals alike. The property is well-connected, providing easy access to nearby towns and cities, ensuring that you are never far from the action. This mid-terrace house on Liverpool Road is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in this lovely area.

### Directions

From our Willow Street office proceed up the street and turn right onto Castle Street. take the first left onto Oak Street and then second right into York Street, continue down York Street until it joins Liverpool Road.. The property will be found on the right hand side identified by our for sale board.

### Accommodation Comprises:



### Hallway

With a door to the front, stairs to the first floor and a door leading into the dining room and lounge.

### Dining Room 9'4" x 12'6" (2.86 x 3.82m)



A spacious dining room open to the lounge, with a window to the rear, door to the kitchen, coved ceiling and a door to an understairs cupboard providing useful storage.

### Lounge 10'2" x 9'0" (3.10 x 2.75m )



With a bay window to the front, fireplace housing a log burner on a slate hearth, coved ceiling and open to the dining room.

### Lounge/Dining Room



### Kitchen 13'5" x 7'11" (4.10 x 2.43m )



With two windows to the side and one window to the rear with tiled sills and a door to the side which exits to the garden, the kitchen is fitted with a range

of base units, sink with drainer, plumbing and space for a washing machine, space for a freestanding fridge/freezer, space for an electric oven with extractor fan over,

### Landing



With doors to all bedrooms and the bathroom, access to the roof space via a loft hatch.

### Bedroom Two 7'7" x 11'1" (2.32 x 3.40m )



A double room with a window to the rear, a radiator and a door to the airing cupboard housing the Worcester gas fired boiler.

### Bedroom Three 5'10" x 6'11" (1.80m x 2.13m )



A smaller room currently used as a dressing room, with a window to the rear and a radiator.

### Bathroom 6'11" x 6'0" (2.13 x 1.85m )



The bathroom has a whirlpool bath with a shower over, W/C, wash hand basin, heated towel rail, part tiled walls, tiled floor and glass light bricks.

### Bedroom One 10'4" x 12'7" (3.15 x 3.85m)



A generous double room with two windows to the front and a radiator.

### Bedroom One Additional Photograph



### Rear Garden



### To the Front of the Property



The property is approached from the pavement with a walled boundary and paved area for ease of maintenance. A path leads to the front door.

### To the Rear of the Property



Adjacent to the kitchen, there is a useful covered area, a path leads to the courtyard garden which feels really private and has borders planted with shrubs and there is a small wooden shed.

### 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.

### 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

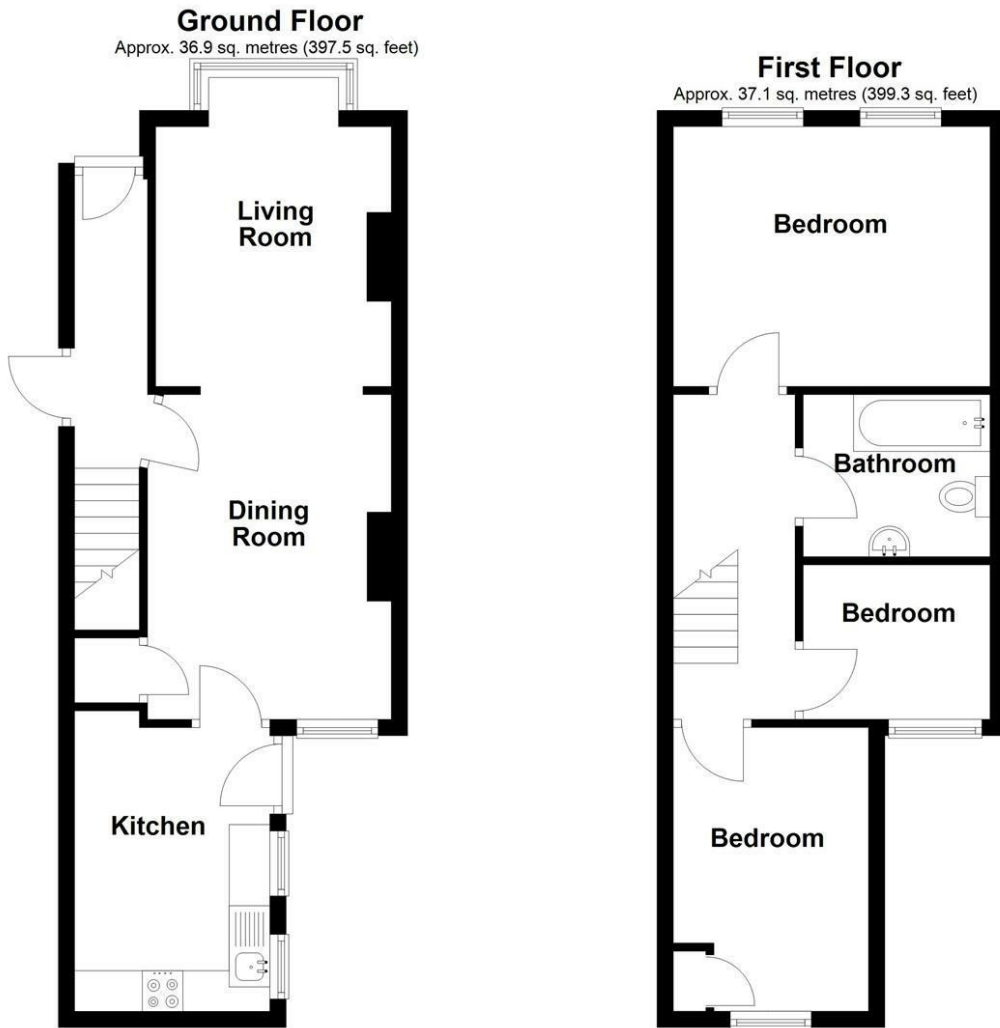
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

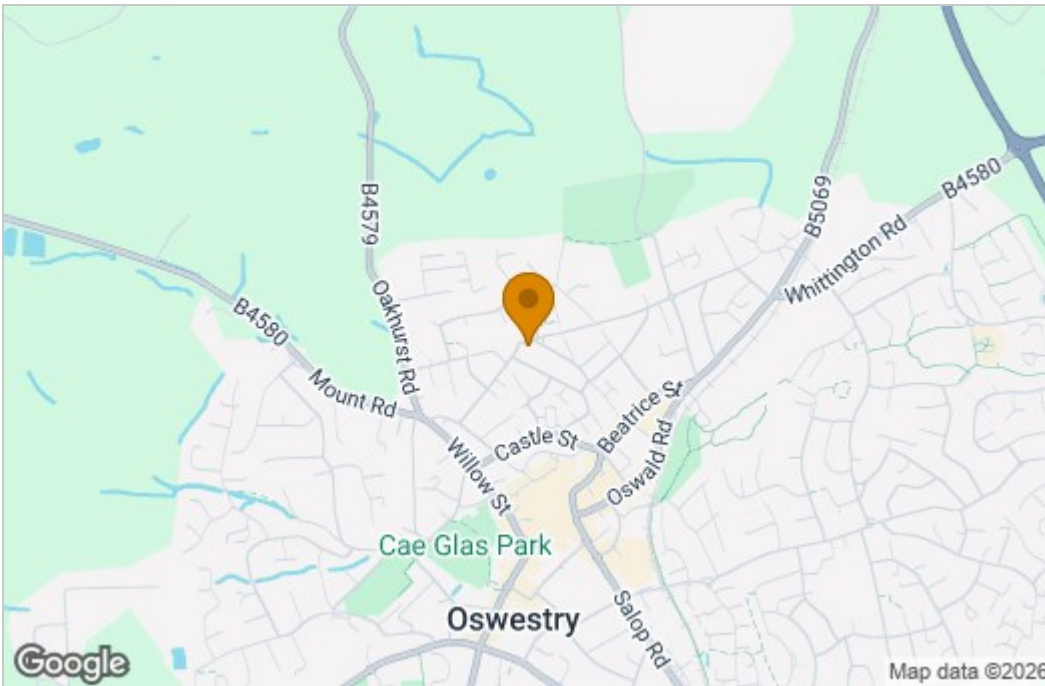
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

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.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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