Town & Country

Estate & Letting Agents









47 Albert Road, Oswestry, SY11 1NH

Offers In The Region Of £122,500

WITH NO ONWARD CHAIN!! Town and Country and delighted to bring to the market this delightful end terrace house which presents an excellent opportunity for both first-time buyers and those seeking an investment. The property offers two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two spacious bedrooms, this home offers ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for small families or couples. The bathroom is conveniently located, ensuring ease of access for all residents. The end terrace position provides added privacy and a sense of space, while the surrounding area is known for its friendly community atmosphere and local amenities. Whether you are looking to settle down or invest in a rental opportunity, this charming home on Albert Road is sure to impress. Do not miss the chance to view this lovely property and envision your future in this delightful setting.

Directions

From our Willow Street office proceed up and turn right onto Castle Street. Follow the road along and take the fourth left onto Albert Road. Follow the road along where the property will be seen on the right.

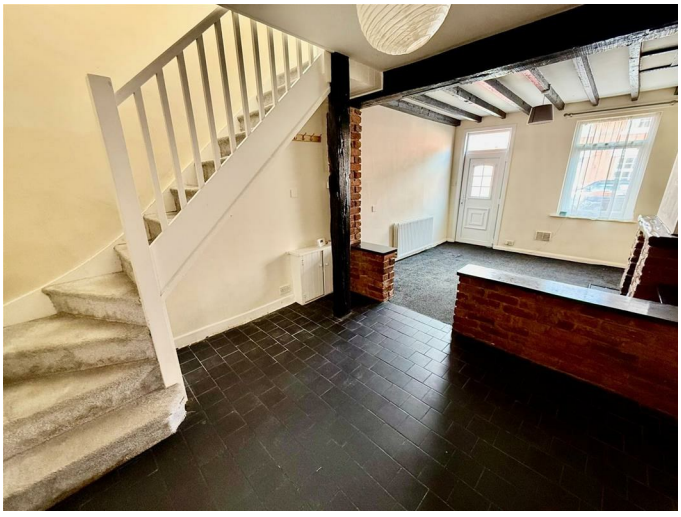
Accommodation Comprises

Lounge 11'8" x 11'5" (3.58m x 3.48m)



The good sized lounge comprises a feature brick fireplace with a wood mantle and tiled hearth, radiator and alcove with shelving provided. The lounge opens onto the dining room making it a great space to entertain.

Dining Room 9'10" x 11'10" (3m x 3.61m)



The dining room has a tiled floor throughout, radiator and stairs to the first floor. A door leads through to the kitchen.

Additional Photo



Kitchen 10'0" x 6'0" (3.05m x 1.83m)



The kitchen comprises a modern range of wall and base units with work surfaces over, stainless steel sink and drainer and mixer tap over, space for a cooker with an extractor hood over. Breakfast bar, tiled floor and radiator. There is a window to the side and a door leading to the rear yard.

First Floor Landing



The first floor landing has a feature circular window to the side and an airing cupboard housing the boiler. Doors lead to the bedrooms and the bathroom.

Bedroom One 11'5" x 11'6" (3.48m x 3.53m)



A good sized double bedroom with a window to the front aspect, access to the roof space by hatch and radiator.

Bedroom Two 10'7" x 6'0" (3.23m x 1.83m)



The second bedroom has a window to the side aspect and a radiator.

Bathroom 4'11" x 9'10" (1.50m x 3.00m)



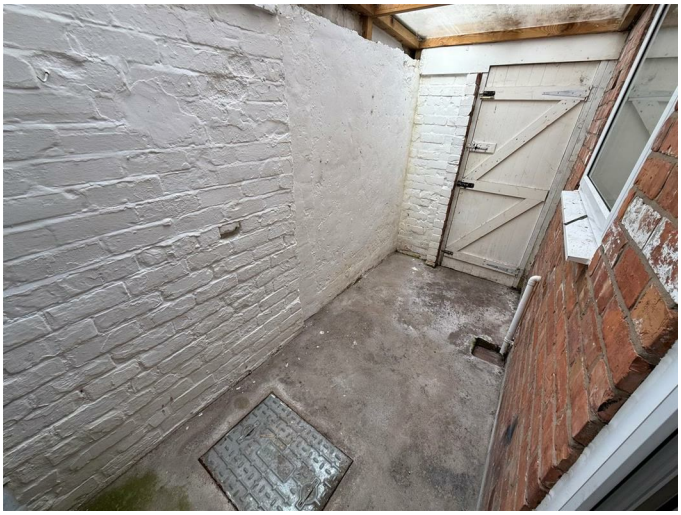
The bathroom suit comprises a panel bath with shower attachment over, WC and wash hand basin. Shaver point, extractor fan, vinyl flooring, window to the rear and radiator.

To The Front



The property is accessed by a part glazed door into the lounge. The small courtyard area is gravelled with a low wall boundary.

Rear Yard



To the rear of the property is a yard with a polycarbonate roof and gated pedestrian access providing a good area for storage.

Services

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

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

Town and Country Services

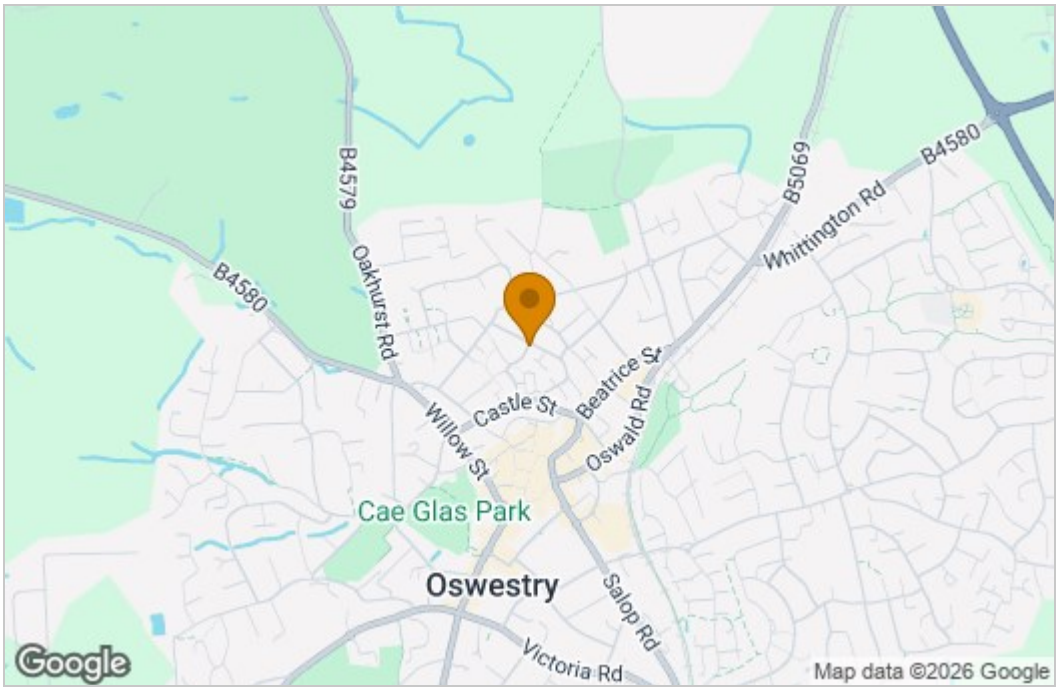
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulations

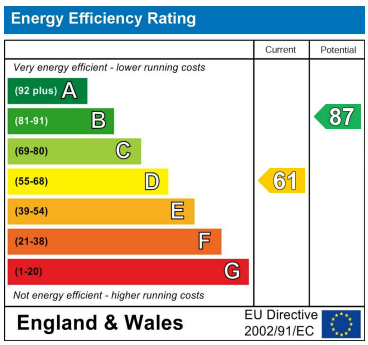
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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