

Town & Country

Estate & Letting Agents



2 Hawthorn Grove, Oswestry, SY11 2PZ

Offers In The Region Of £225,000

Town and Country Oswestry offer this spacious, extended three bedroom semi detached house for sale on the edge of the town with all local amenities close at hand including shops, schools and good road links. The property has Upvc double glazing, gas central heating, two reception rooms, stunning newly fitted kitchen/ dining room and matching utility, three bedrooms, family bathroom and luxury shower room. To the outside there is a gated driveway to the front with plenty of parking and enclosed good sized rear gardens. The property has recently undergone significant improvement and makes a great family home in a convenient location.

Directions

From the Town Centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road then first left into Hawthorn Grove where the property will be found on the left hand side at the end of the road identified by our for sale board.

Accommodation Comprises

Hallway

The hallway has porcelain tiled flooring, a upvc door to the front with glazed side panel, radiator, stairs off to the first floor and doors leading to the kitchen, lounge and sitting room/ study.

Lounge 13'1" x 12'9" (4.01m x 3.91m)



The good sized, bright lounge has a large picture window to the front letting in lots of light, radiator, wood flooring and central marble style fireplace with an inset electric fire.

Study/ Sitting Room 10'10" x 8'0" (3.32m x 2.44m)



A very versatile reception room ideal for a number of uses with a window to the front and wood effect vinyl flooring. it could easily be used as a playroom/ home office or a ground floor guest fourth bedroom if required.

Kitchen/ Dining Room 10'6" x 20'6" (3.22m x 6.26m)



The beautiful kitchen/ dining room is the real heart of this home and has recently been remodelled with a range of good quality modern base and wall units in shaker style with contrasting quartz work surfaces over with matching upstands, inset Franke sink with a mixer tap over, larder/ pantry unit with shelving and great storage, island unit with a breakfast bar and pop up sockets, porcelain tiled flooring, modern vertical radiator, spotlighting, range style cooker, a window to the rear and patio doors leading out to the garden. A door leads through to the utility.

Additional Photo



Additional Photo



Utility Room 8'2" x 6'9" (2.50m x 2.07m)



The utility is fitted out with matching units to the kitchen with quartz work surfaces over, space and plumbing for a washing machine and tumble drier with cupboard enclosure, enclosed Worcester gas fired boiler, modern vertical radiator, integrated fridge/ freezer and a door leading to the shower room.

Additional Photo



Shower Room 8'2" x 5'1" (2.50m x 1.56m)



Additional Photo



The lovely shower room has also been recently remodelled to include a shower cubicle with mains powered shower and two shower heads, w.c., wash hand basin on a vanity unit with a mixer tap over, aqua panelling, tiled floor, spotlighting and an extractor fan.

Additional Photo



Bedroom Two 10'11" x 10'6" (3.34m x 3.21m)



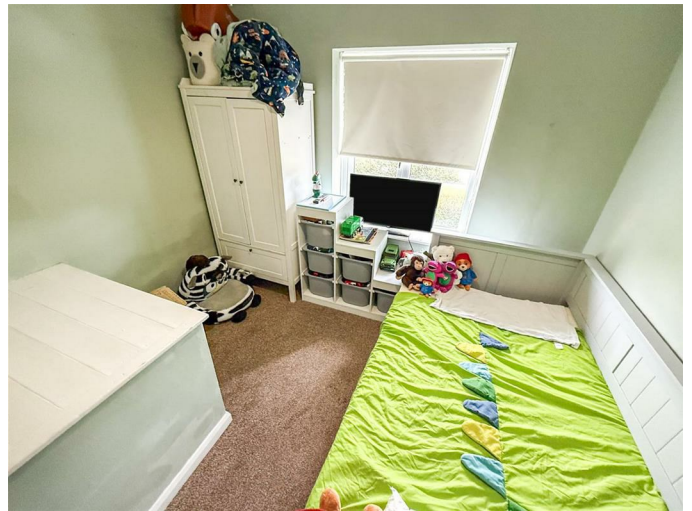
The second double bedroom has a window to the front and a radiator.

First Floor Landing



The first floor landing has a window to the side, loft hatch and doors leading to the bedrooms and the bathroom.

Bedroom Three 9'0" x 7'11" (2.76m x 2.42m)



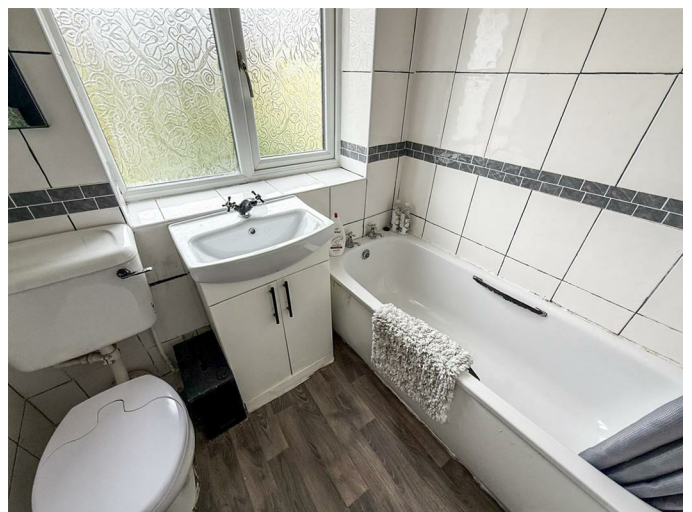
The third good sized bedroom has a window to the front and a radiator.

Bedroom One 13'6" x 9'3" (4.12m x 2.82m)



The good sized first double bedroom has two windows to the rear overlooking the garden, radiator and a built in cupboard.

Family Bathroom



The family bathroom is fitted with a panelled bath with a mains shower over with two shower heads,

wash hand basin on a vanity unit with a mixer tap over, low level w.c., window to the rear, extractor fan, fully tiled walls, vinyl flooring and a heated towel rail.

Front Gardens



To the front of the property double gates lead onto a resin driveway providing parking for a good number of vehicles. The gardens are mainly laid to lawn with a canopy porch running along the front of the property. There is plenty of space for a caravan along with a large timber shed measuring approximately 14ft x 8ft. A gate at the side gives access to the rear garden with the borders being hedged for privacy.

Additional Photo



Rear Gardens



To the rear of the property there is an Indian stone patio located off the dining room/ kitchen with lawned area beyond. There is also a shed, patio area at the end of the garden and outside tap all enclosed by fencing and hedging making it ideal for children and pets.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

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.

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.

Services

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

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 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.

Tenure/Council Tax

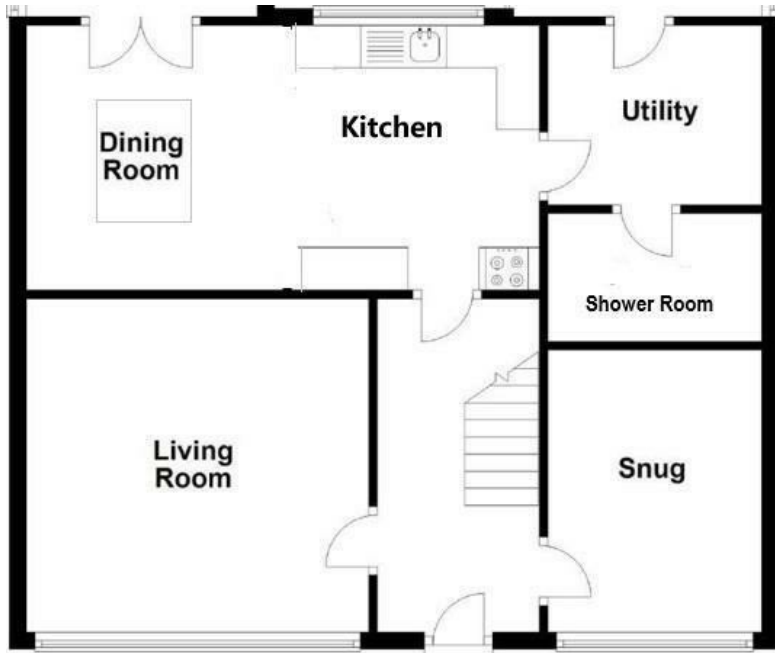
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

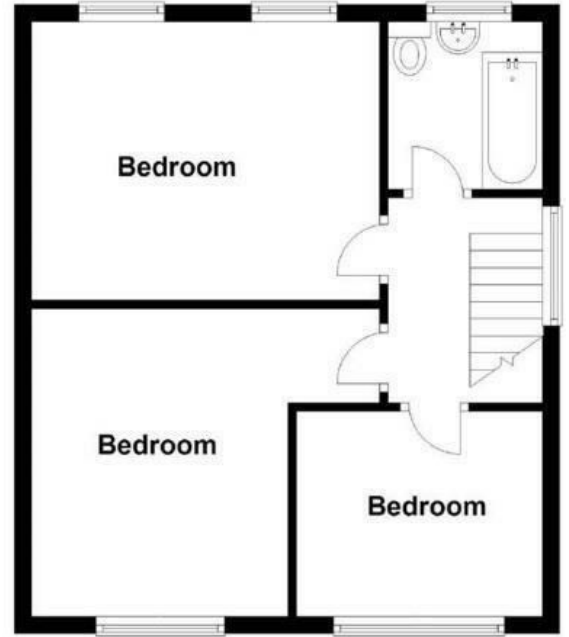
Money Laundering Regulations

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

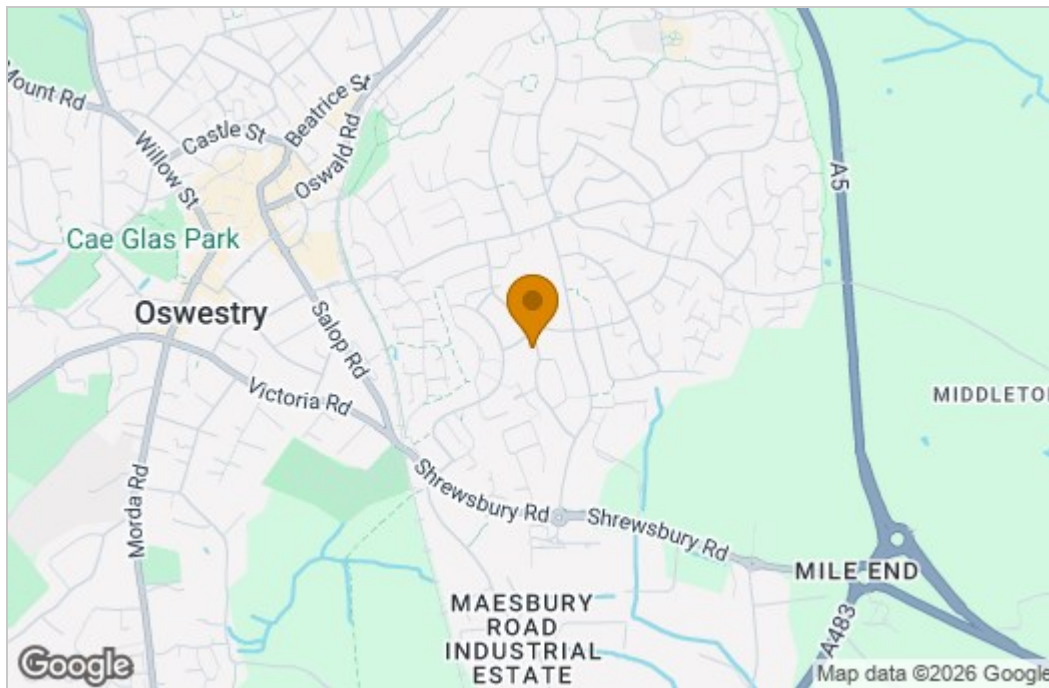


Ground Floor
Approx. 78.4 sq. metres (843.6 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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