

Town & Country

Estate & Letting Agents



13 Castle Street, Oswestry, SY11 1JY

Offers In The Region Of £145,000

NO ONWARD CHAIN! Town and Country are delighted to bring to the market, this delightful spacious mid-terrace house on Castle Street offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout. With a good sized front garden and off road parking for two cars.

Located in a vibrant community, this home is within easy reach of local amenities, shops, and schools, making it an excellent choice for those who appreciate the convenience of town living. The surrounding area boasts beautiful scenery and a rich history, providing plenty of opportunities for exploration and leisure.

Directions



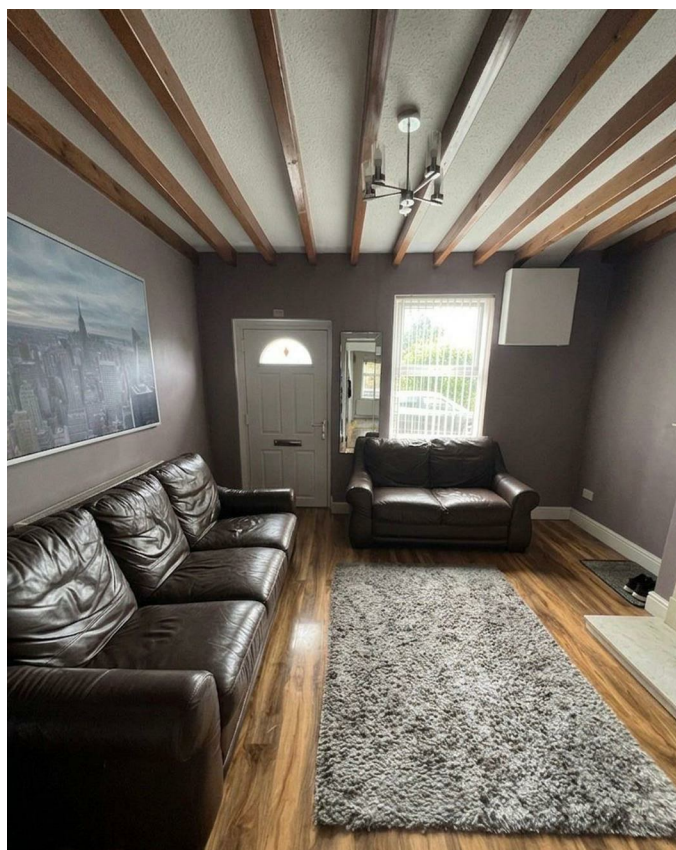
From our office proceed along Willow Street and turn right onto Castle Street where the property will be seen on the right hand side, set back off the road, identified by our For Sale board.

Lounge



The property is accessed via front door into the lounge and has a window to the front, exposed beams, stone surround fireplace with inset fire, wood flooring, telephone point, TV point, alcove, a radiator and a door leading through to the kitchen.

Additional Photo



Kitchen/Dining Room



With a window to rear looking onto the rear patio, a range of wall and base units with worktop over, one and a half bowl sink with mixer tap over, splash back and drainer unit. There is an integrated oven and gas hob with extractor hood over, part tiled walls, exposed beams, radiator, space for appliances, wood effect vinyl flooring and stairs leading to the first floor.

Additional Photo



First Floor Landing

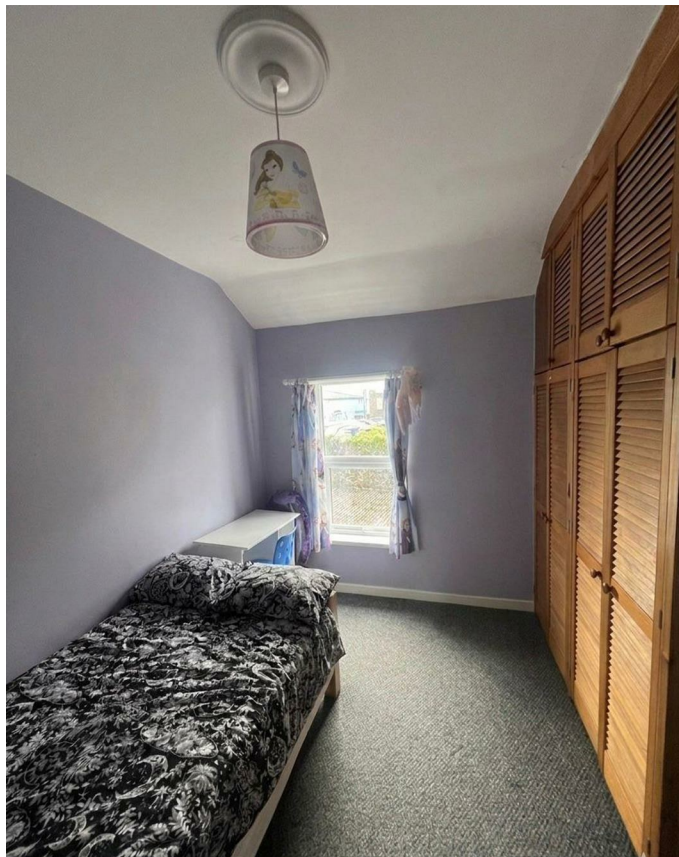
Doors leading to the bedrooms and bathroom and access to the loft space.

Bedroom One



The main bedroom is a good sized double room with built in cupboards, a window to the front and radiator.

Bedroom Two



Bedroom two has a window to the rear, built in airing cupboard with boiler and a radiator.

Bathroom



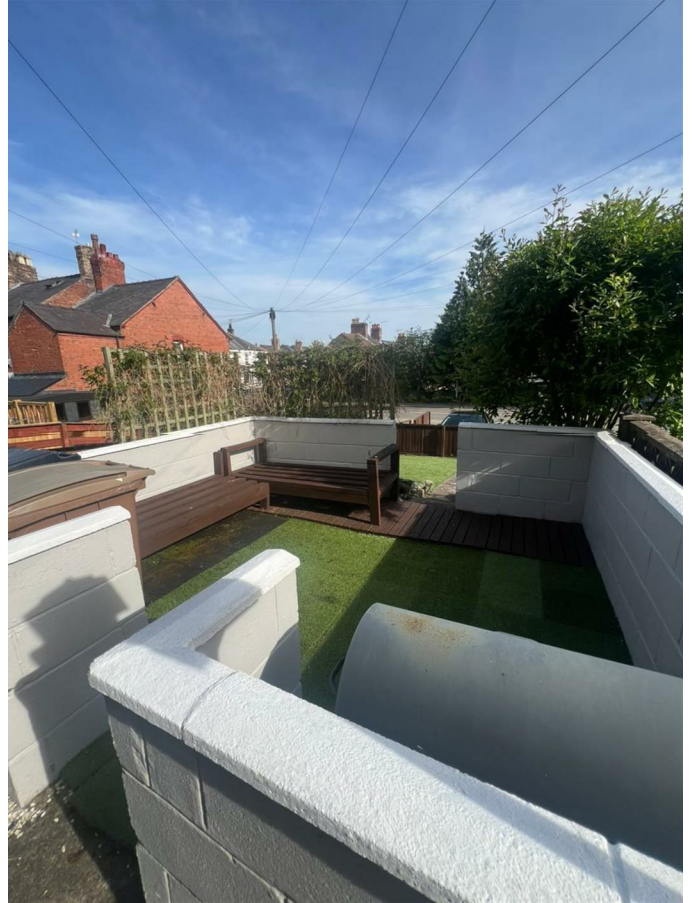
The bathroom comprises a panelled bath with shower over, shower screen, WC, wash hand basin, and a window to the rear aspect. There is tiled flooring and part tiled walls throughout, spotlights and a radiator.

To the Front



At the front is a good size garden with off road parking for two cars and an enclosed courtyard with artificial grass for low maintenance and some shrubbery.

Additional Photo



Additional Photo



Additional Photo



Driveway



To the Rear

At the rear of the property is a yard area with an outhouse.

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

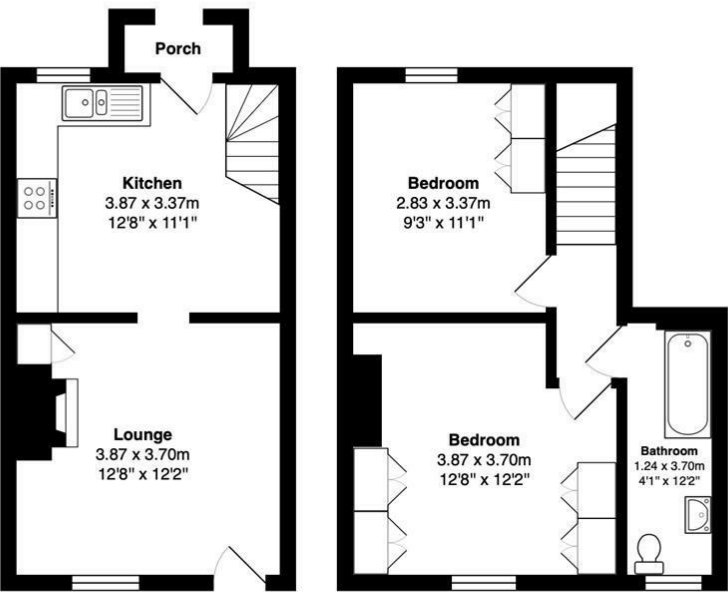
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

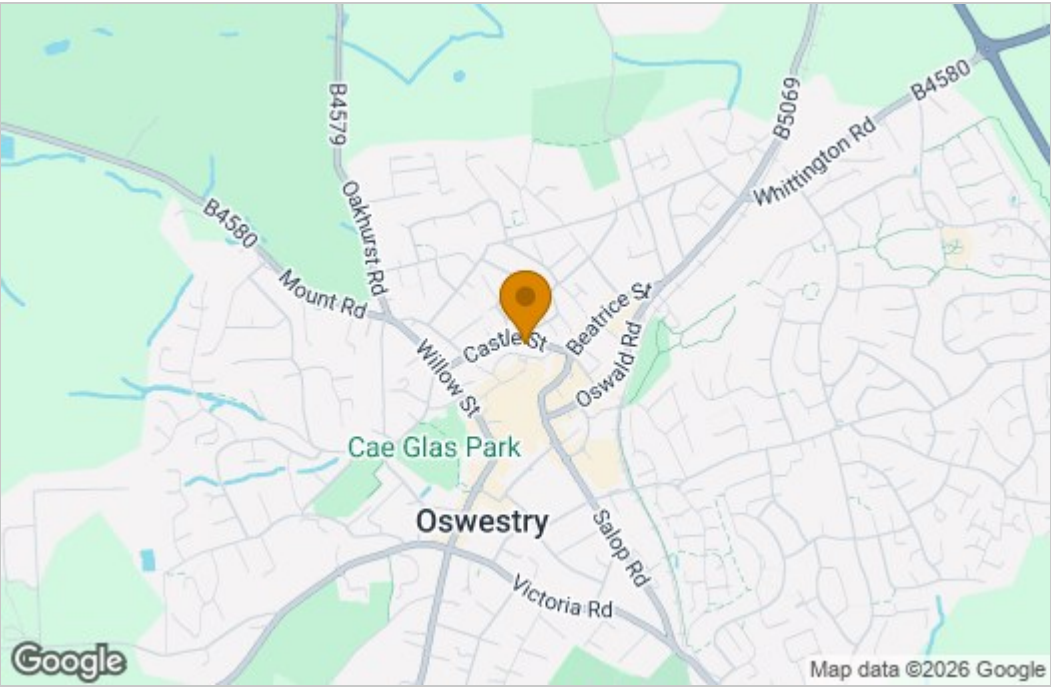
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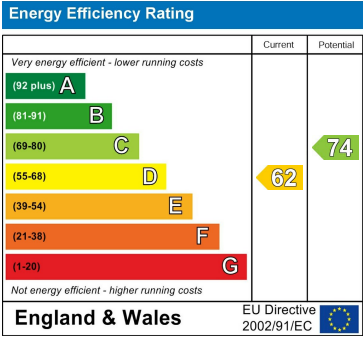
Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only

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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