

# Town & Country

Estate & Letting Agents



**28 Llanforda Mead, Oswestry, SY11 1TS**

**Offers In The Region Of £399,950**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to offer to the market this BEAUTIFUL, SPACIOUS, EXTENDED THREE BEDROOM FAMILY HOME. Set in a premier area of the town and being convenient to all facilities. This immaculate accommodation and well designed property has been decorated to a very high standard throughout and is in a walk-in condition. Having well kept, landscaped, private gardens and off road parking for several vehicles. The property was originally a four bedroom and could easily be converted back if required. Viewing is highly recommended as we don't think you will be disappointed with what this amazing home has to offer.

### Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right just after The Walls Restaurant onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 metres turn right into Llanforda Mead. Follow the road along where the property will be found on the right hand side.

### Porch

The side porch has a part glazed door to the side with side panels and double doors leading into the hallway.

### Hallway



The hallway has stairs leading to the first floor, a coved ceiling, a dado rail and a recessed bookcase. Doors lead to the cloakroom, lounge and snug.

### Additional Photo



### Cloakroom

The cloakroom has a window to the side, a radiator, a w/c, a wall mounted wash hand basin with a mixer tap over and coved ceiling.

### Lounge 20'6" x 18'9" (6.27m x 5.72m )



The spacious, bright lounge has a bay window to the front, a window to the side and a second window to the front. There is a coved ceiling, a dado rail, two radiators, wall lights, a fireplace with a cast iron inset and decorative tiles and log burner style stove.

### Additional Photo



### Additional Photo



**Snug 8'10" x 11'6" (2.70m x 3.53m)**



The snug has a fitted bookcase, covered ceiling, an arch leading to the garden room and kitchen.

**Additional Photo**



**Garden Room 14'7" x 11'6" (4.45m x 3.53m)**



The garden room has French doors and glazed panels leading out to the garden, Velux windows, a covered ceiling and spot lights. A door leads to a walk in laundry room having space and plumbing for appliances, wall units, shelving and storage space.

**Kitchen/Dining Room 11'3" x 18'11" (3.44m x 5.78m)**



The open plan kitchen/dining room has a range of modern wall and base units with work surfaces over and down lights, a ceramic hob, an eye level double oven and a sink with a mixer tap over. There is fitted shelving, a radiator, part panelled walls, a gas fire with tiled brick, a window to the side, rooflights letting in lots of light and patio doors leading out to the rear garden.

**Additional Photo**



### Additional Photo



### Second Utility 8'0" x 6'2" (2.45m x 1.88m)

The second utility room has wall and base units, a single sink with mixer tap over and space for appliances.

### Side Lobby

The lobby has a part glazed door to the front.

### First Floor Landing

The first floor landing has a heated towel rail, coved ceiling, spotlights, a loft hatch and built in cupboard. Doors lead to the bedrooms and the bathroom.

### Bedroom One 12'0" x 11'7" (3.66m x 3.54m)



The first good sized double bedroom has a window to the front with fitted shutters, range of fitted wardrobes, part panelled walls and a coved ceiling.

### Additional Photo



### Bedroom Two 12'5" x 10'3" (3.81m x 3.13m)



The second double bedroom has a window to the rear with fitted shutters, part panelled walls, coved ceiling, spot lights and a walk in wardrobe. There is a second walk in wardrobe giving access to a staircase leading to the loft which is boarded and has lighting.

### Utility Room 8'8" x 5'0" (2.65m x 1.54m)



The utility room has wall and base units with part tiled walls, a window to the side, a part glazed door to the side, and a radiator. A door leads through to the second utility area.

**Bedroom Three 8'8" x 8'8" (2.65m x 2.65m)**



The third bedroom has a window to the front with fitted shutters and a coved ceiling.

**Bathroom/ Bedroom Four 7'0" x 9'6" (2.15m x 2.91m)**



The bathroom has a window to the rear, part tiled walls, a heater towel rail and a corner bath with a mixer tap and shower head over. There is a w/c, a wash hand basin on a vanity unit with mixer tap over, a large vanity mirror and spot lights. The bathroom was originally the fourth bedroom and we are informed by the vendors that this could be turned back to a bedroom quite easily if required.

**Shower Room 5'6" x 8'10" (1.68m x 2.70m)**



The shower room has a window to the side, a wash hand basin on a vanity unit with mixer tap over, a w/c on a vanity unit and a large walk in shower with mains powered shower unit. There is aqua panelling, a heated towel rail, a shaver point and panelled ceiling with spot lights.

**Front Garden**



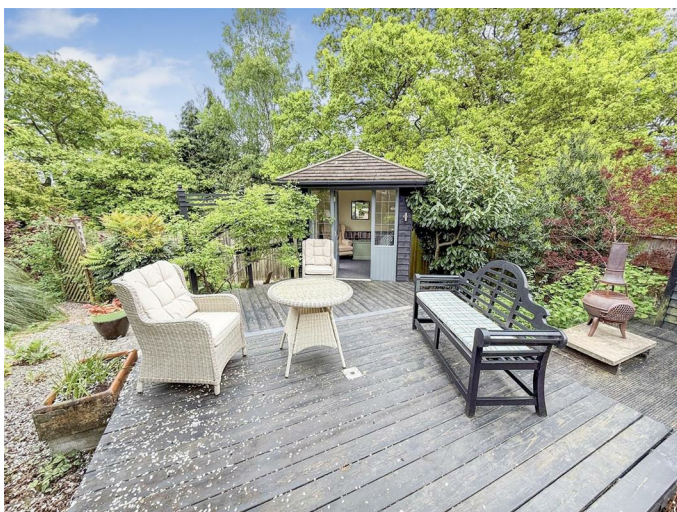
To the front of the property is a block paved double width driveway, with shrubbed and gravelled borders and fence panel boundaries. A pathway leads around to both sides of the house leading to the entrances.

## Rear Garden



The rear garden is another great feature of this property and has a large patio across the rear, decking to the seating area, a summer house and gravelled borders. With shrubbed, well stocked flower beds, a workshop and tool shed, outside lighting, a raised pond, and fence panelling boundaries which make the rear garden very private on all sides.

## Additional Photo



## Additional Photo



## Additional Photo



## Shed/ Workshop



## Summerhouse



## Garage

The garage has been converted but there is a small area to the front that has a sink unit with both hot and cold water, a gas fired boiler and further storage.

## Additional Photo



## Additional Photo



The property enjoys a private position on the development with an open area of grassland to the right hand side.

## 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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

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

## 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 E.

## **Services**

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

## **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.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

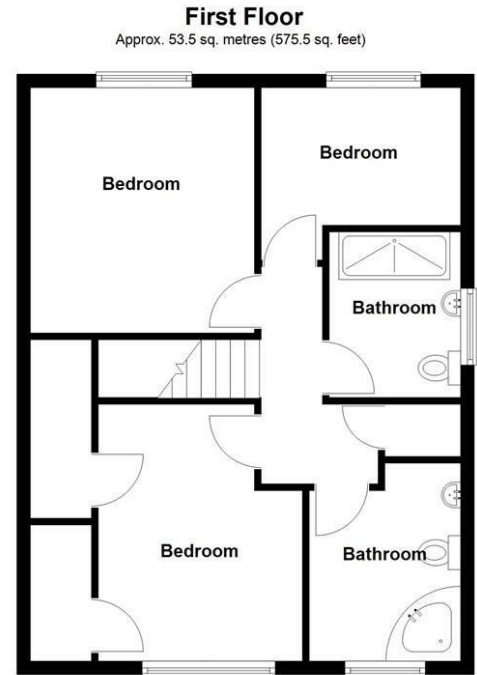
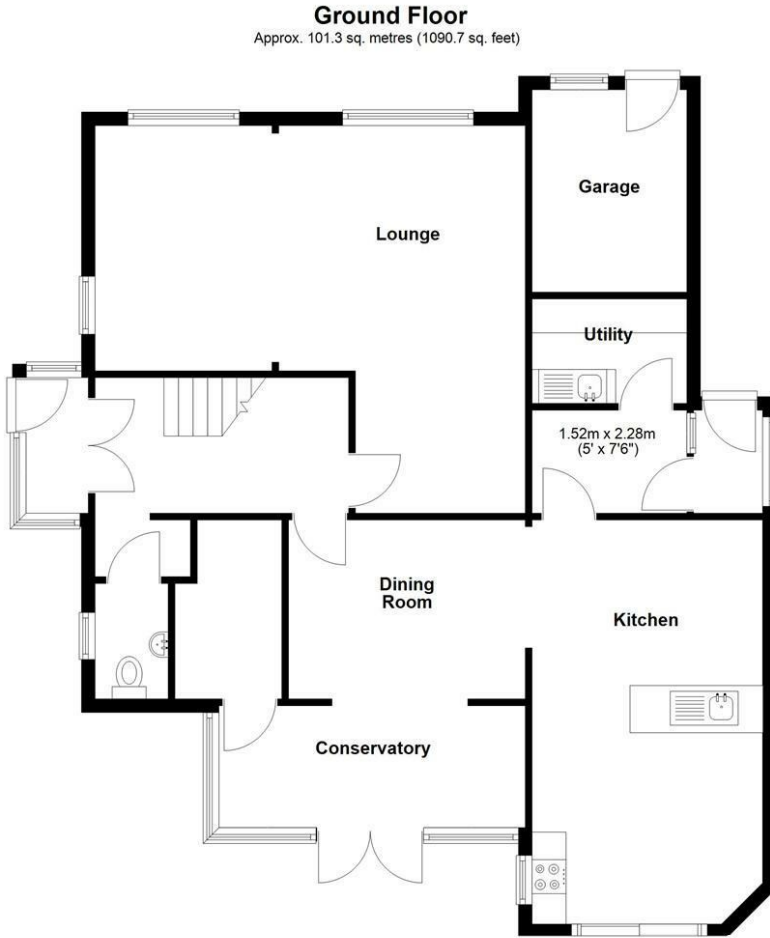
Saturday: 9.00am to 2.00pm

## **Additional Information**

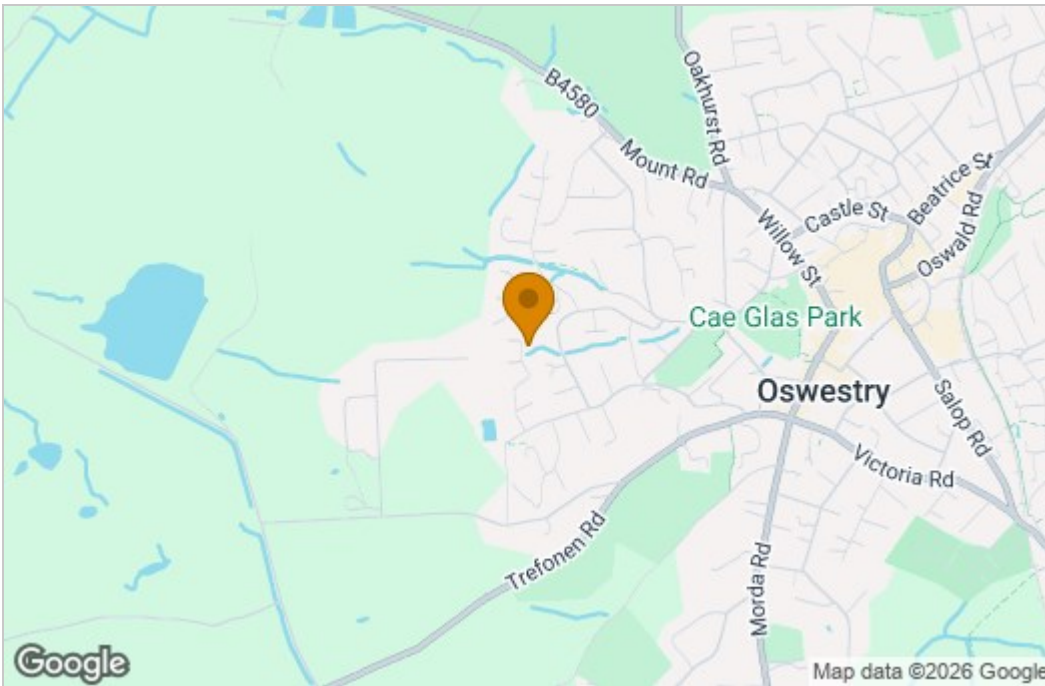
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

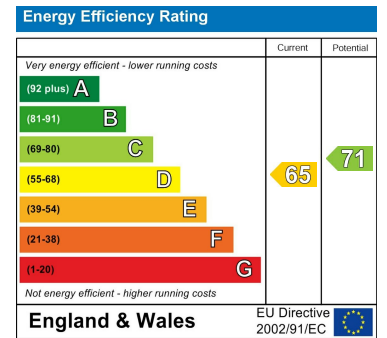
# Floor Plan



# Area Map



# Energy Efficiency Graph



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