

Town & Country

Estate & Letting Agents



38 Prince Street, Oswestry, SY11 1LD

Offers In The Region Of £140,000

Set within the ever-popular market town of Oswestry, this delightful mid-terrace home on Prince Street offers an appealing blend of character, comfort and convenience. Ideally suited to first-time buyers, couples, small families or investors, the property presents a wonderful opportunity to acquire a home in a convenient and well-connected location. Leading from the front door you are welcomed into a spacious and inviting reception room, filled with warmth and character—an ideal setting for both relaxing evenings and entertaining guests. The property benefits from a well-proportioned kitchen and second reception room along with two generously sized bedrooms and bathroom, each providing a peaceful retreat with ample space for furnishings. The gardens are another great feature and a lovely place to sit out, relax and entertain. This attractive home on Prince Street represents a fantastic opportunity to acquire a well-located property with charm and versatility, perfectly suited to a range of buyers.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along and take the third turning on the left onto Prince Street where the property will be seen on the right hand side, identified by our For Sale board.

Accommodation Comprises;

Lounge 11'6" x 11'4" (3.51m x 3.47m)



Enjoying a front-facing window and a uPVC entrance door, this room features a focal gas fire set within an exposed brick surround and chimney breast with a decorative timber mantel above. There is a radiator and a glazed internal door providing access to the dining room and wooden flooring throughout.

Additional Photo

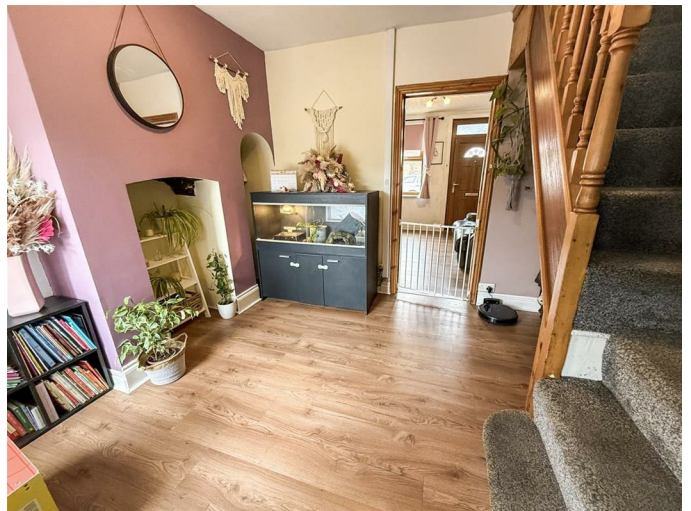


Dining Room 11'4" x 9'5" (3.47m x 2.89m)



The dining room is a very versatile space and has a rear-facing window and central heating radiator, wood flooring, fireplace provision and a staircase providing access to the first-floor accommodation. A door also leads through to the Kitchen.

Additional Photo



Kitchen 6'9" x 9'1" (2.06m x 2.79m)



The kitchen is fitted with a range of matching wall

and base units incorporating a 1½ bowl sink and drainer with mixer tap, the kitchen is equipped with an electric oven, gas hob and extractor canopy over. There is a side-facing window, central heating radiator, plumbing for a washing machine, and a wall-mounted combination boiler. Additional features include under-unit lighting, partially tiled walls, vinyl flooring, a part-glazed stable door providing side access, and a door leading through to the utility room.

Utility Room 3'11" x 4'1" (1.21m x 1.26m)

The utility room provides good storage and has a window to the side and vinyl flooring.

First Floor Landing

The first floor landing gives access to the two bedrooms and the family bathroom.

Bedroom One 11'6" x 11'4" (3.51m x 3.47m)



Having a front-facing window, this superb sized double bedroom benefits from a central heating radiator, an attractive focal cast iron fireplace with surround, coved ceiling and a built-in wardrobe providing useful storage space.

Bedroom Two 8'4" x 9'0" (2.55m x 2.76m)



Having a rear-facing window, this generous sized

room benefits from a central heating radiator and loft access via a hatch to the ceiling.

Bathroom



The family bathroom is well appointed with a panelled bath featuring a separate mixer tap and shower attachment, electric shower over, glazed shower screen and Aqua panelling. The suite is completed by a low-flush WC, wash hand basin set within a vanity unit, vinyl flooring and a central heating radiator.

Front Garden



To the front, the property is approached via a neatly paved forecourt, framed by decorative wrought iron fencing and a low brick boundary wall, with a pathway leading to the front entrance.

Rear Gardens



To the rear, there is a beautifully presented enclosed courtyard laid with Indian stone paving along with a brick-built outhouse. Beyond, the garden opens to a generous lawn with a pergola and inviting seating area—perfect for outdoor entertaining—along with a garden shed, external water tap, and gated rear access.

Additional Photo



Additional Photo



Additional Photo



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.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Town and Country Services

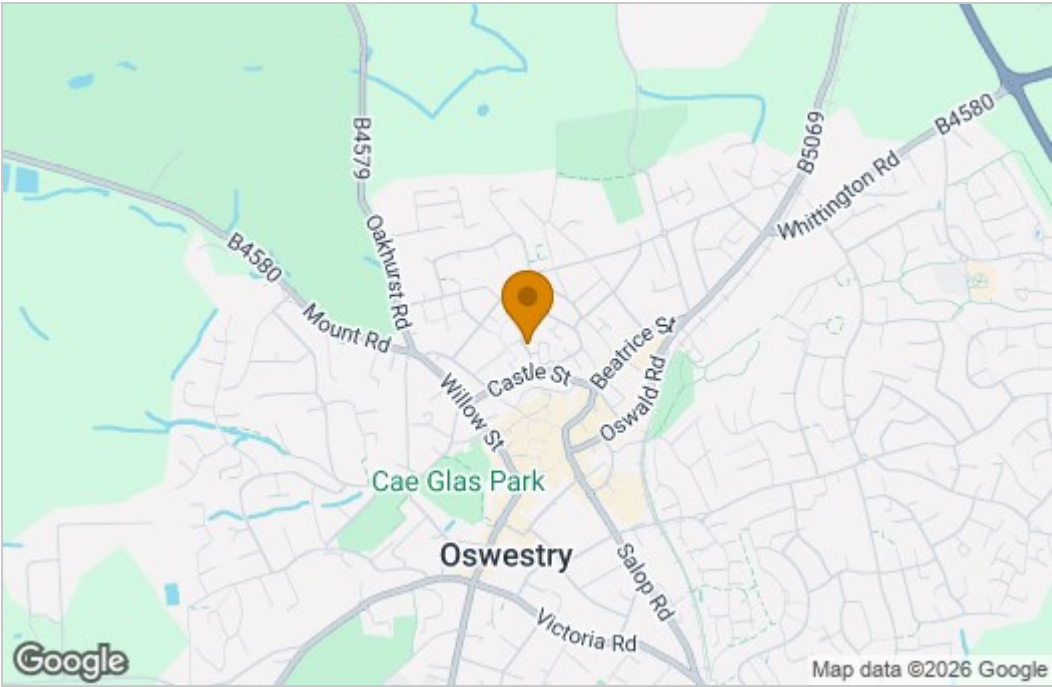
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

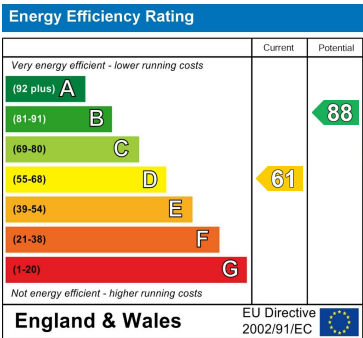
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk