

# Town & Country

Estate & Letting Agents



**41 Brookhouse Road, Oswestry, SY11 2JW**

**Offers In The Region Of £210,000**

**SOLD WITH NO ONWARD CHAIN!** In the convenient location of Brookhouse Road in Oswestry, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. With its practical layout and comfortable living spaces, this home is designed to cater to modern family life. With an enclosed rear garden and off road parking this home has a lot to offer. Local amenities, schools, and parks are within easy reach, enhancing the appeal of this home.



## Directions

## Accommodation Comprises;

### Porch

Part glazed porch with concrete floor, door to the side and a part glazed front door entering into the property.

### Hallway

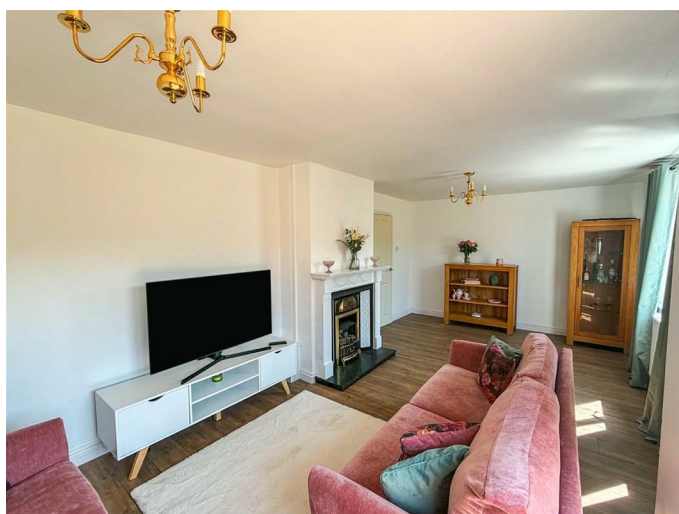
With laminate flooring, a radiator and doors leading to the kitchen and reception room.

### Kitchen 14'11" x 8'4" (4.55 x 2.56m)



A spacious kitchen with a generous range of base and wall units with contrasting worktops over. A large window to the front floods this room with light. The kitchen has an integral oven and hob with extractor fan over, space for under counter fridge and freezer, plumbing for a washing machine, stainless steel sink and drainer, a radiator, part tiled walls and a tiled floor.

### Lounge/Dining Room 21'5" x 11'3" (6.54 x 3.45m )



This large reception room has space for lounge furniture and a dining table and chairs. With a window and French doors to the rear, a radiator,

pretty feature fireplace and hearth housing a gas fire along with laminate flooring.

### Additional Photo



### Additional Photo



### Landing



Doors lead to the bedrooms and bathroom. A door leads to an airing cupboard with shelving for storage. A loft hatch provides access to the roof space.

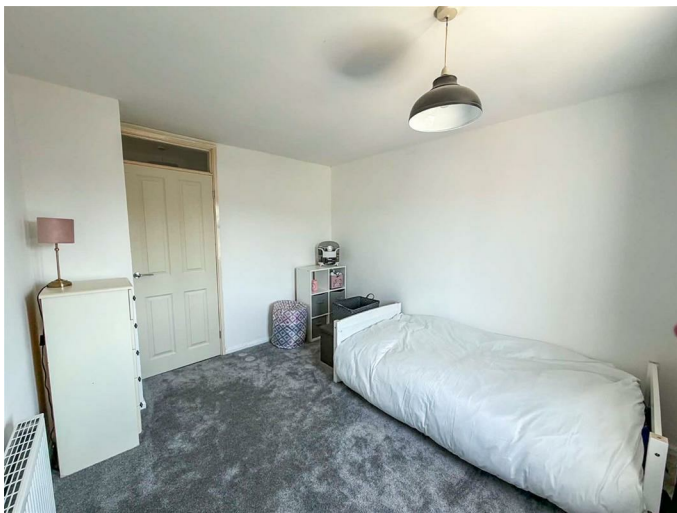


### Bedroom Two 9'8" x 11'5" (2.95 x 3.50m)



A good sized double room with a window to the rear and a radiator.

#### Additional Photo



### Bedroom One 11'4" x 11'5" (3.46 x 3.50m)



A generous double room with a window to the rear and a radiator.

#### Additional Photo



### Bedroom Three 7'4" x 8'5" (2.26 x 2.57m)



The third smaller bedroom has a window to the front and a small window to the side. A door leads to a large storage cupboard which also houses the central heating gas fired boiler.

### Bathroom 5'5" x 7'9" (1.66 x 2.38m)



With two windows to the rear, a paneled bath with shower over and a glazed shower screen, W/C and



wash hand basin, extractor fan, a radiator, vinyl flooring and fully tiled walls.

### Side Passage



To the side of the property is an enclosed side passage with doors to both sides providing useful covered storage and easy yet secure access to the rear of the property.

### To the Front of the Property



The front of the property is very low Maintenance with space for off-road parking and with a graveled area enclosed by a wall which can provide further space for vehicles if required.

### Additional Photo



### To the Rear of the Property



The fully enclosed rear garden is fenced all round with a small paved area at the rear, the garden is mainly laid to lawn. A large shed provides plenty of storage and there is an area near the property ideal for outdoor dining and socialising.

### Additional Photo



### **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 B.

### **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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulatory Checks**

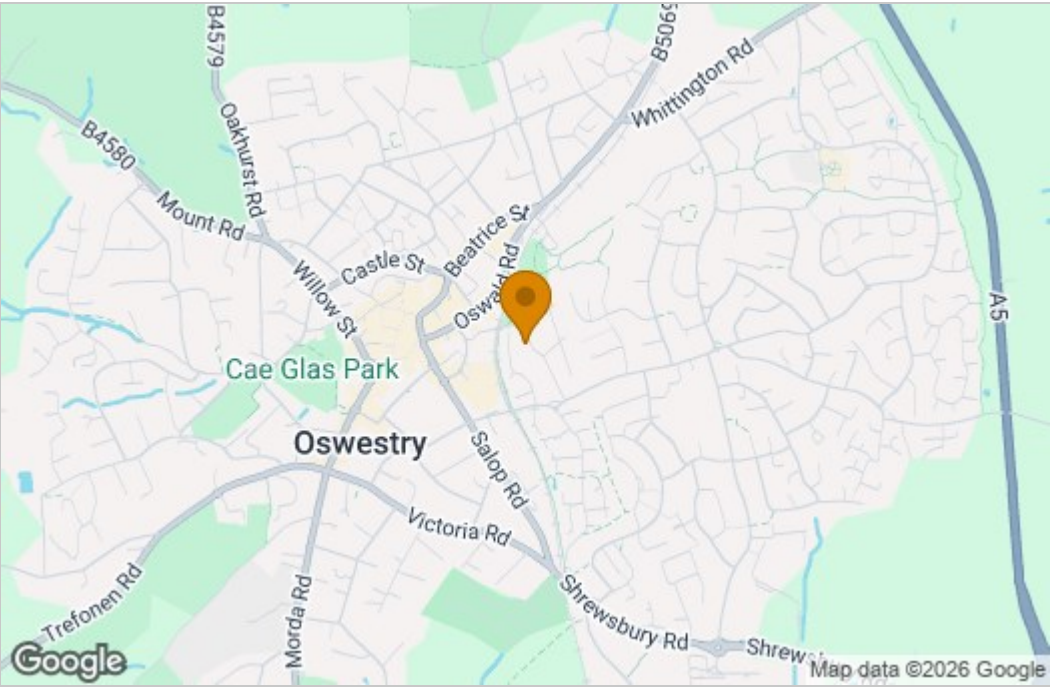
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for

this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

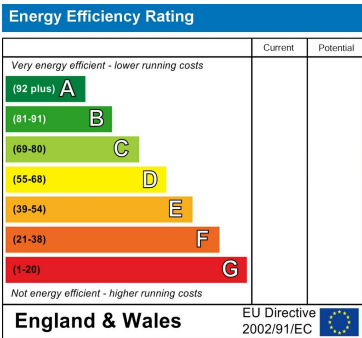


Floor Plan

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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