

Town & Country

Estate & Letting Agents



54 Castle Street, Oswestry, SY11 1JZ

Offers In The Region Of £125,000

SOLD WITH NO ONWARD CHAIN!! Town & Country Oswestry are delighted to offer to the market this spacious, well-maintained and thoughtfully modernised town house, providing comfortable accommodation with a contemporary feel throughout. Ideally suited to a first-time buyer looking to take their first step onto the property ladder, the home also presents an excellent opportunity for investors seeking a property with strong rental appeal. Offering generous living space, practical accommodation and a convenient town location, this is a property with both immediate appeal and excellent potential.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. The property will be found on the left hand side identified by our for sale board.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, radiator and doors leading to the lounge and the kitchen.

Lounge 11'11" x 12'11" (3.65m x 3.95m)



The bright, spacious lounge has a window to the front, radiator and a modern electric fireplace with an electric fire inset.

Kitchen/Dining Room 11'2" x 14'0" (3.42m x 4.29m)



The large kitchen has recently been fitted with a good range of grey gloss fronted wall and base units with contrasting work surfaces over, integrated electric oven, ceramic hob with a chimney style extractor fan over, plumbing for a washing machine, one and a half bowl sink with a mixer tap over, vinyl flooring, a window to the rear, wall mounted Ideal gas fired boiler, radiator, stairs leading off to the first floor and doors leading to the rear hall and the cellar.

Additional Photo



Additional Photo



Cellar

The cellar is another great space with good head height and lots of potential for further development.

Rear Hallway



The rear hallway has a part glazed door to the side leading out to the garden, vinyl flooring, loft hatch and a door leading to the bathroom.

Bathroom



The well appointed, modern bathroom is fitted with a white suite comprising a panelled bath with a mixer tap over, mains powered shower, aqua panelling, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, radiator and a window to the side.

Landing

The first floor landing leads to the three bedrooms and staircase which gives access to the loft room.

Bedroom One 7'8" x 12'0" (2.34m x 3.66m)



A good sized double bedroom having a window to the front and a radiator.

Bedroom Two 8'5" x 13'9" (2.58m x 4.20m)



The second double bedroom has two windows to the rear, original open brick fireplace, under stairs cupboard and a separate built in cupboard providing good storage.

Bedroom Three 12'0" x 8'5" (3.66m x 2.59m)



The third double bedroom has a window to the front, radiator and the original cast iron fireplace.

Loft Room 15'8" x 11'3" (4.79m x 3.44m)



The loft room does not have the current building regulations but offers a great space having a radiator and a velux roof light to the front elevation.

Rear Garden



To the rear of the property there is a yard area with vehicular access onto Prince Street. There would be a possibility to park a small car on the yard.

About the Property

Please note, this property is currently tenanted - notice has been served.

Council Tax

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.

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.

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 5.30pm
Saturday: 9.00am to 4.00pm

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.

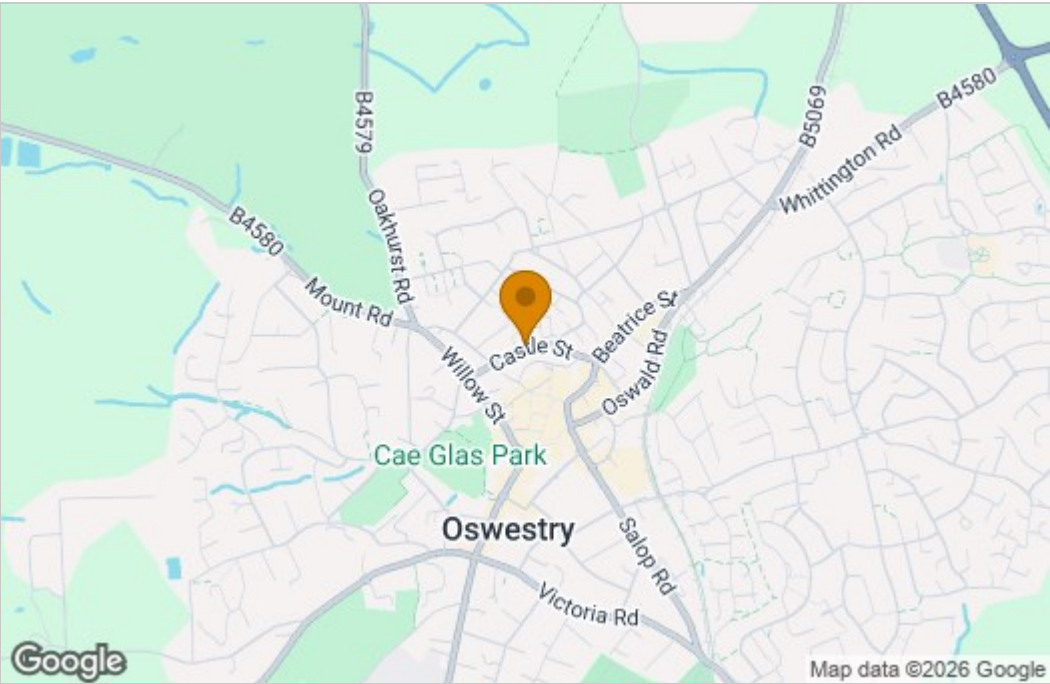
Additional Information

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.

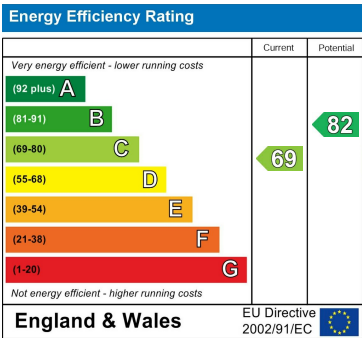
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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