Town & Country

Estate & Letting Agents









154 Unicorn Road, Oswestry, SY11 2UD

Offers In The Region Of £205,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well presented, recently updated, spacious semi detached family home on the outskirts of Oswestry. The property has three bedrooms, low maintenance rear garden and driveway and garage. The property has a modern kitchen, lounge, separate dining room and a useful extension to the rear ideal for a number of uses. All local amenities are close at hand with Oswestry town centre being a five minute walk away. Good road links connect the home to larger towns and cities.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street, and proceed along onto Gobowen Road before turning right onto Whittington Road. Take the first turning right into Unicorn Road where the property will be found on the left hand side, identified by our For Sale board.

Accommodation comprises

The property has recently had new windows installed, new radiators, new pressurised cylinder in the airing cupboard and a new Worcester gas fired boiler.

Hallway

Having a Upvc door to the front, built in cloaks cupboard and a door leading through to the lounge.

Lounge 14'1" x 10'9" (4.30m x 3.30m)



The bright, good sized lounge has a window to the front and a radiator. Doors lead to the inner hall and dining room.

Dining Room 8'6" x 7'10" (2.60m x 2.40m)



The dining room has a window to the rear and a radiator. A door leads through to the kitchen.

Kitchen 9'10"6'6" x 7'6" (3.0m2 x 2.30m)



The kitchen is fitted with a range of modern base and wall units with contrasting work surfaces and upstands over, one and a half bowl sink with a mixer tap over, plumbing and space for a washing machine, built in electric oven, ceramic hob and a modern extractor fan with glass splashback, wood effect vinyl flooring, a window to the rear and a door leading to the rear reception room.

Rear Reception Room 9'2" x 6'2" (2.80m x 1.90m)



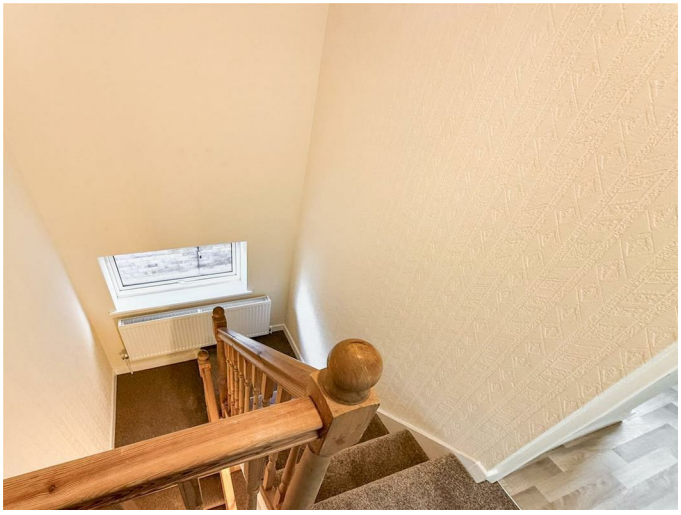
Having a window to the rear and a door onto the garden. This space would be ideal as a utility or home office/ studio space.

Inner Hallway



The inner hallway has a staircase to the first floor and an under stairs cupboard.

Landing



Having a window to the side, radiator, loft hatch and doors to the bedrooms and bathroom.

Bedroom One 11'1" x 9'6" (3.40m x 2.90m)



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

Bedroom Two 9'6" x 11'1" (2.90m x 3.40m)



Another good sized double bedroom having a window to the rear and a radiator.

Bedroom Three 10'5" x 9'6" (3.20m x 2.90m)

Having a window to the front and a radiator.

Family Bathroom



The family bathroom is fitted with a white bathroom suite comprising a panelled bath with electric shower over, low level w.c., wash hand basin, part tiled walls, vinyl flooring, radiator and a window to the rear. There is an airing cupboard off.

Single Garage



The property has a single integral garage with an up and over door.

Front Gardens

The front garden is lawned and has a driveway with parking leading to the garage.

Rear Gardens



The low maintenance rear garden is mainly paved and ideal for entertaining. The garden is fully enclosed making it ideal for pets and children.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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 Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire council and w e understand the property is in band C.

Services

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

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

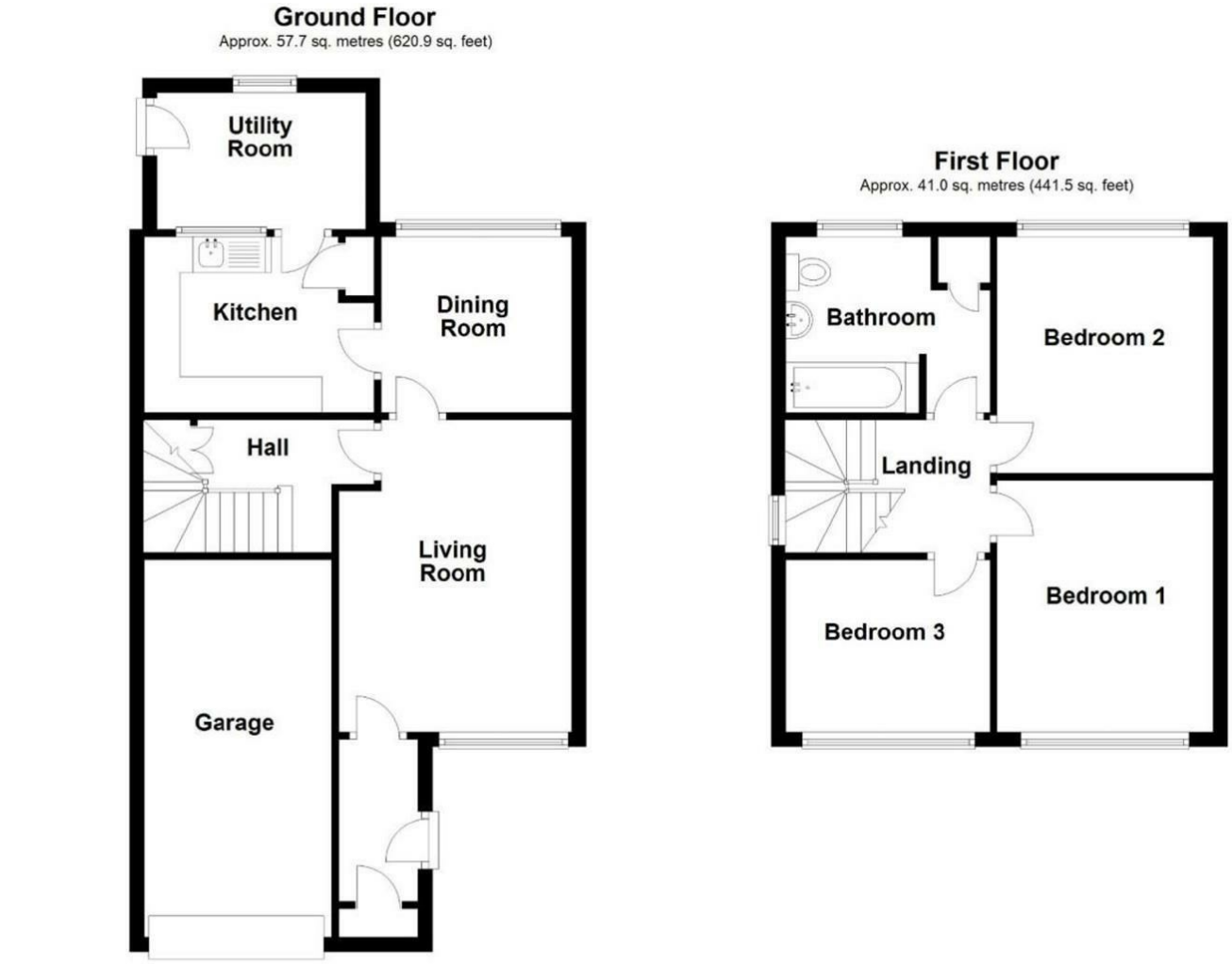
Hours Of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 2.00

Additional Information

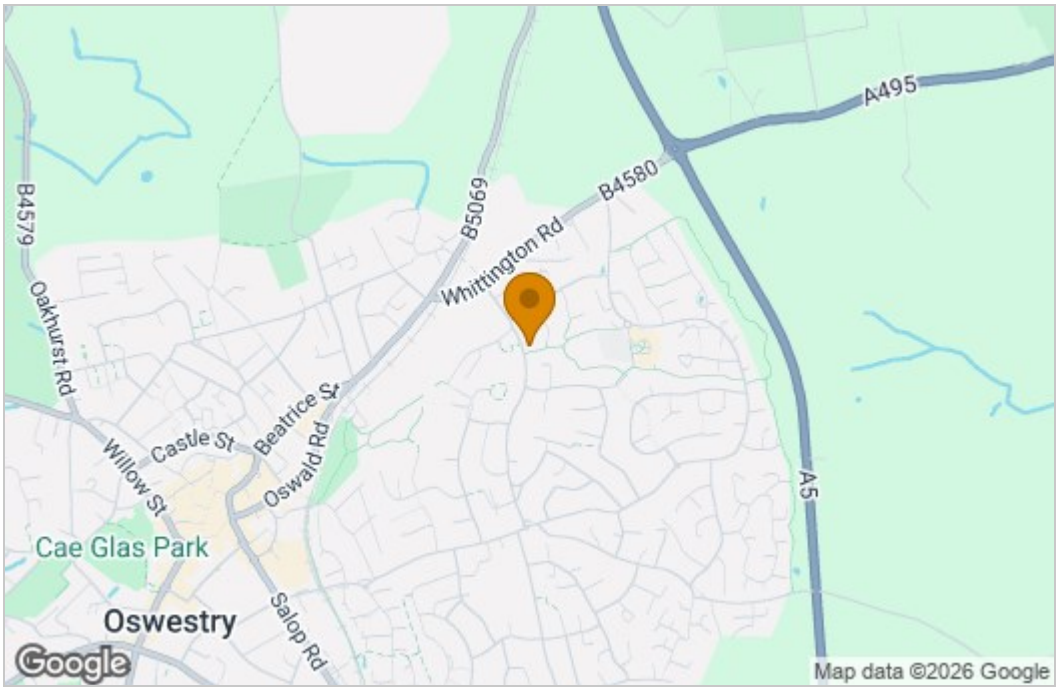
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

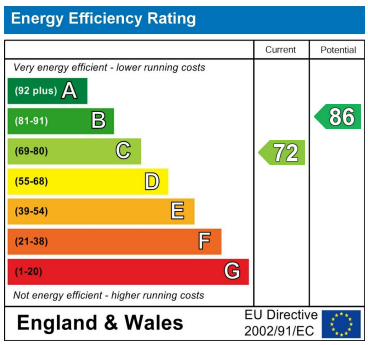


Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

Area Map



Energy Efficiency Graph



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