

Town & Country

Estate & Letting Agents



10 Vyrnwy Road, Oswestry, SY11 1NP

Offers In The Region Of £145,000

NO ONWARD CHAIN!! A well-presented two-bedroom terraced house offering comfortable and well-proportioned accommodation over two floors. The property features a welcoming reception room with a bay window and feature cast iron fireplace, a modern fitted kitchen, two good-sized bedrooms and a family bathroom.

Outside, there is an enclosed courtyard to the front and a shrubbed rear garden with a useful brick-built outhouse. An appealing home offering character, practical living space and a convenient setting.

A well-presented two-bedroom terraced house situated in the popular market town of Oswestry, close to a range of local amenities. Oswestry offers a good selection of independent shops, cafés, restaurants and regular markets, together with green open spaces including Cae Glas Park. The town is ideally positioned close to the Shropshire and Welsh borders, providing easy access to the surrounding countryside and nearby towns.

Directions



From our Willow Street office proceed out of town and turn right onto Castle Street. Turn left onto Oak Street then right onto York Street. Follow the road around onto Liverpool Road and take the first turning on the left onto Vyrnwy Road. The property will be identified by our For Sale board.

Accommodation Comprises;

Hallway

The property is accessed through a part-glazed front door into the hallway, which benefits from a radiator, coved ceiling and dado rail.

Lounge 12'0" x 9'8" (3.66m x 2.96m)



The room benefits from a radiator, a bay window overlooking the front, and provision for a fireplace.

Dining Room 13'2" x 14'3" (4.02m x 4.35m)



The room features a window to the front, radiator, part-panelled walls and provision for a fireplace. Stairs rise to the first floor, with useful understairs storage cupboard.

Kitchen 7'6" x 10'5" (2.29m x 3.18m)



The kitchen is fitted with modern base and wall units with worktops over, incorporating a single-bowl sink with mixer tap and an electric cooker. There are also display cabinets, under-cabinet lighting, an integral washing machine and space for a fridge freezer. The room benefits from part-tiled walls, a tiled floor and a wall-mounted gas boiler.

First Floor Landing

The landing benefits from a radiator and provides access to the roof space via a hatch.

Bedroom One 13'4" x 12'0" (4.06m x 3.66m)



The room benefits from a window to the front, radiator and a feature cast iron fireplace.

Bedroom Two 11'4" x 10'0" (3.47m x 3.07m)



The room features a window to the rear, radiator, feature cast iron fireplace and a useful built-in cupboard.

Bathroom 10'4" x 7'5" (3.16m x 2.27m)



The bathroom comprises a panel bath with mixer tap and shower head over, fitted bifold shower screen, WC and wash hand basin with mixer tap. There is a window to the rear, vinyl flooring and a heated towel rail.

Externally



To the front is an enclosed courtyard area, while the rear offers a shrubbed garden enclosed by fence panelling, together with a useful brick-built outhouse shed.

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.

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

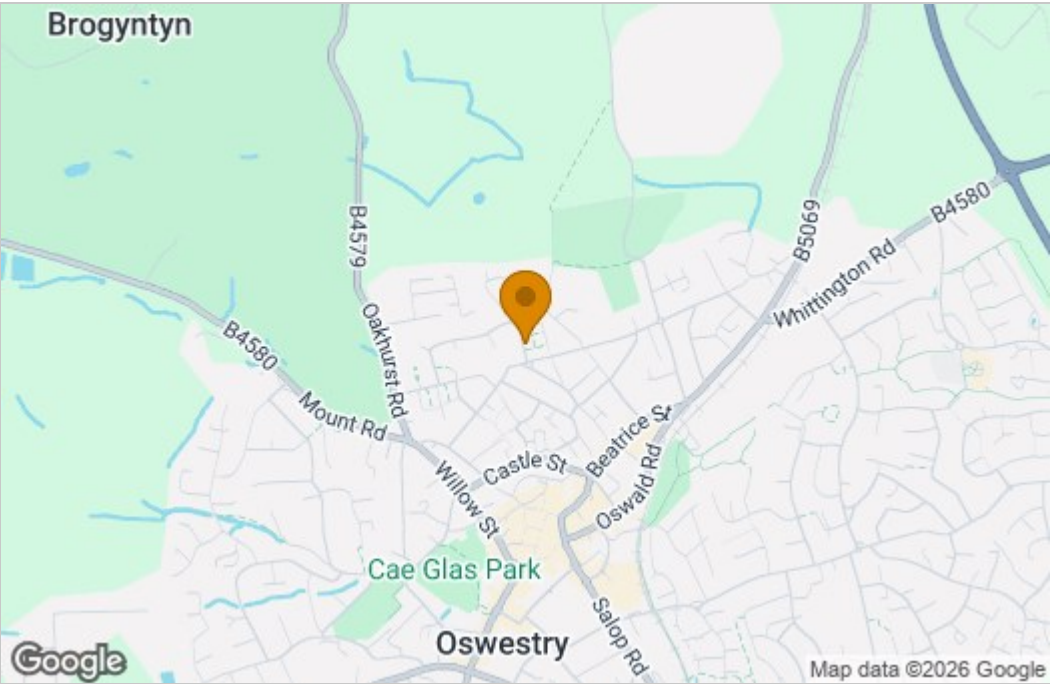
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

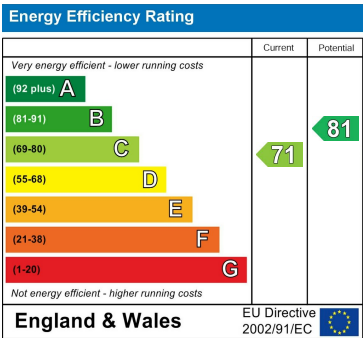
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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.

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