

Town & Country

Estate & Letting Agents



137 Middleton Road, Oswestry, SY11 2XX

Offers In The Region Of £189,950

Nestled on Middleton Road in the charming town of Oswestry, this well-presented mid-terrace home offers a delightful blend of comfort and convenience. With two inviting bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed into a well-maintained lounge that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The modern kitchen/ dining room is thoughtfully designed, making meal preparation a pleasure. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden.

The property boasts a well-appointed bathroom, ensuring that all your needs are met with style and functionality. Outside, you will find ample parking for up to five vehicles, a rare find in this area, along with the convenience of a single garage along with well kept gardens to the front and the rear.

Situated on the edge of town, this home enjoys a convenient location, providing easy access to local amenities while maintaining a sense of privacy. Whether you are looking to enjoy the vibrant community of Oswestry or simply seeking a comfortable place to call home, this mid mews style house is an excellent choice. Don't miss the opportunity to make this lovely property your own.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed to the junction and turn left onto Beatrice Street and follow the road into Gobowen Road. Turn first right onto Whittington Road and then first right onto Unicorn Road. Proceed to the roundabout and turn left onto Cabin Lane. Take the right onto Price Charles Road and at the end turn left onto Middleton Road where the property will be seen on the left hand side.

Accommodation Comprises;

Hallway

The property is accessed via a part-glazed front door leading into the hallway, which features stairs rising to the first-floor landing, a radiator, and a glazed door providing access to the lounge.

Lounge 14'2" x 9'3" (4.32m x 2.84m)



The lounge features a window to the front elevation, coved ceiling and radiator, together with a brick fireplace housing an inset gas fire. A door provides access to the kitchen, with a useful recess beneath the stairs.

Kitchen/Dining Room 12'4" x 9'3" (3.76m x 2.82m)



The kitchen is fitted with a range of modern base and wall-mounted units with under-cupboard lighting, an electric double oven, gas hob and extractor fan, together with a glass splashback. There is plumbing for a washing machine, a ceramic one-and-a-half bowl sink with mixer tap over, and an integral fridge/freezer. A window overlooks the rear, with a radiator and French doors providing access to the conservatory.

Additional Photo



Conservatory 11'7" x 6'3" (3.54m x 1.93m)



The conservatory has a tiled floor, dwarf walls and French doors providing access to the garden.

First Floor Landing

The first-floor landing provides access to the roof space via a loft hatch, with doors leading to the bedrooms and bathroom.

Bedroom One 12'5" x 11'5" (3.8m x 3.49m)



A bright and well-proportioned bedroom enjoying plenty of natural light from two windows overlooking the front elevation. The room benefits from a radiator and a useful built-in wardrobe, providing excellent storage. An airing cupboard is located just off the bedroom and houses the hot water tank, with additional fitted shelving offering further practical storage space.

Additional Photo



Bedroom Two 6'0" x 10'4" (1.83m x 3.17m)

A light and inviting bedroom featuring a window overlooking the rear garden, allowing plenty of natural light into the room. The bedroom benefits from a radiator and a useful built-in wardrobe, providing ample storage and helping to maximise the available floor space.

Bathroom 6'1" x 6'2" (1.87m x 1.9m)



A well-appointed shower room featuring a window to the rear, a low-level WC and a wash hand basin set within a useful vanity unit, complemented by a mixer tap. There is a corner shower cubicle with a mains-fed electric shower, while the fully tiled walls and practical vinyl flooring create a smart and easy-to-maintain finish. A radiator completes the room.

Externally

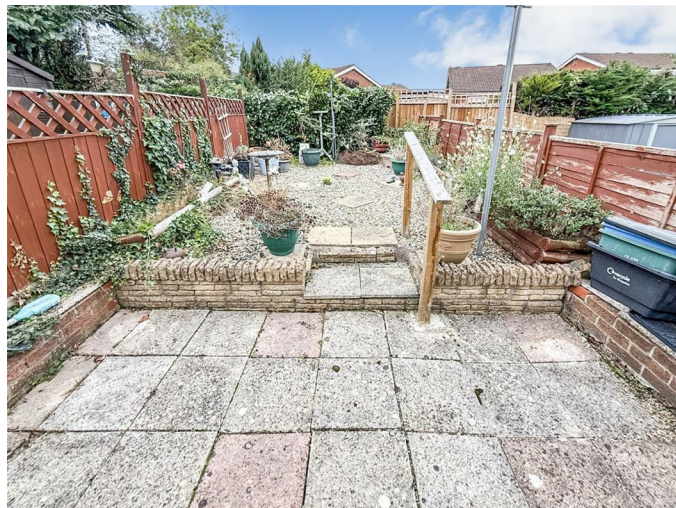


The property enjoys gardens to both the front and rear. The front garden is mainly laid to lawn, creating an attractive approach to the property, while the enclosed rear garden is thoughtfully paved and gravelled, with established shrub borders adding colour and interest. The garden is enclosed by panel fencing, providing a good degree of privacy and making it a pleasant space for outdoor seating and entertaining.

Additional Photo



Additional Photo



Garage



The property benefits from a single garage, providing secure parking and useful additional storage space.

Driveway



There is a shared driveway at the side that provides ample parking and gives access to the garage.

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 A.

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

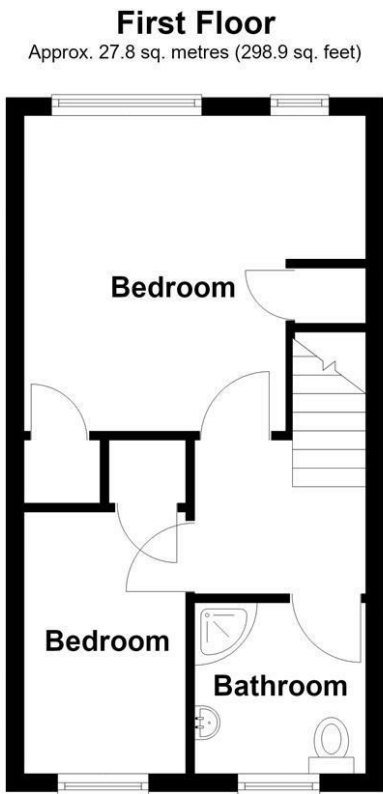
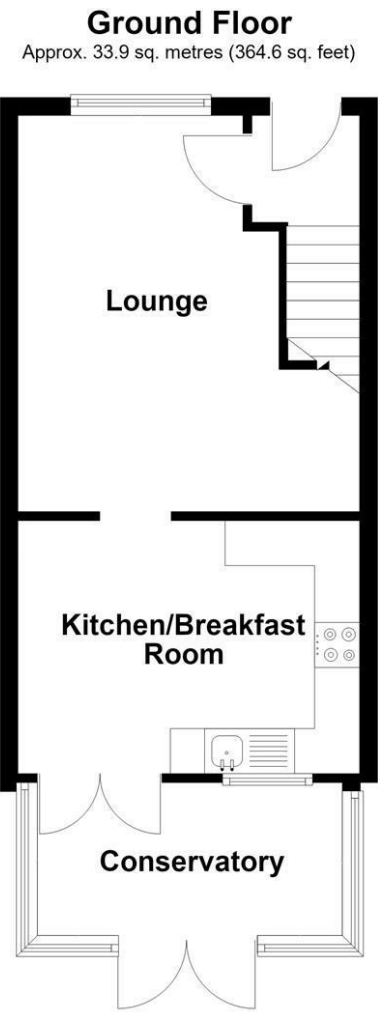
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

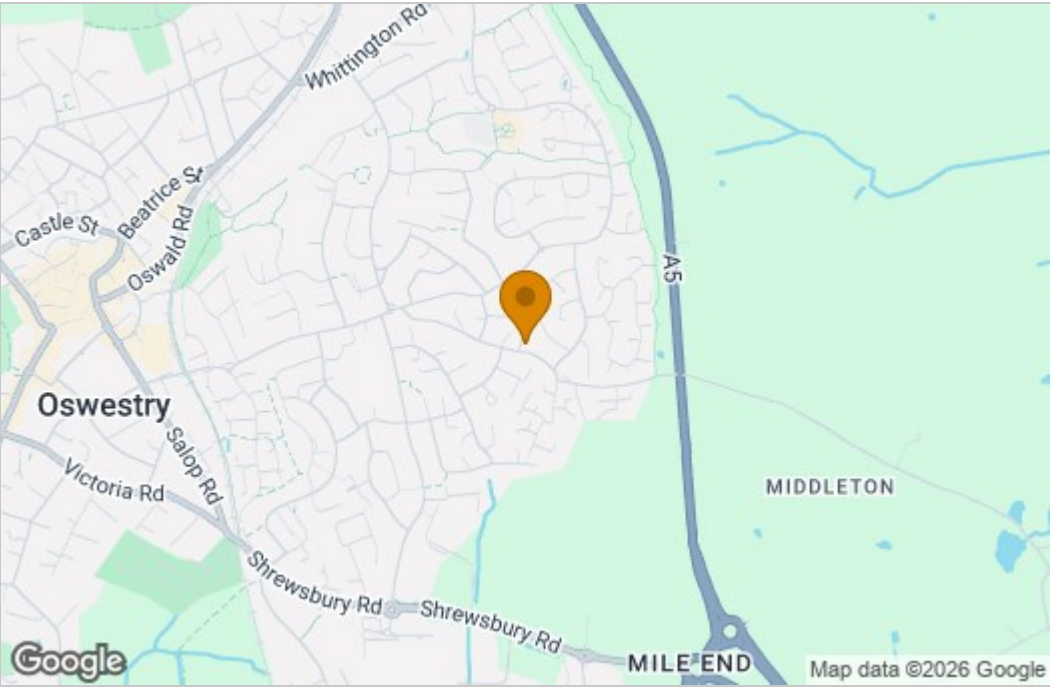
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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

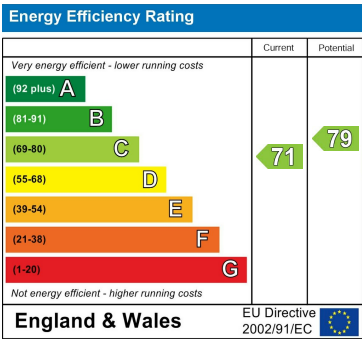
Floor Plan



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.

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