Town & Country

Estate & Letting Agents









24 Lorne Street, Oswestry, SY11 1NE

Offers In The Region Of £125,000

SOLD WITH NO ONWARD CHAIN!! Within walking distance of the popular market town of Oswestry, this charming semi-detached property on Lorne Street offers well-proportioned and comfortable accommodation. With two bedrooms, a spacious reception room, kitchen and bathroom, the property would make an ideal home for a couple, small family or first-time buyer.

Outside, the property benefits from a low-maintenance courtyard garden, providing a pleasant space to relax and entertain. Conveniently located close to Oswestry town centre, local shops, schools and amenities, the property also offers excellent access to surrounding towns and countryside.

Directions

From our Office proceed up Willow Street turning right onto Castle Street. Take the second turning on the left into Prince Street. Turn right into Lorne Street where the house will be found on the left hand side.

Accommodation Comprises

Living Room



The property is accessed through a door leading directly into the welcoming living room, which features attractive wood-effect flooring throughout. A pendant light provides a central focal point, while a feature fireplace with an inset gas fire creates a warm and inviting atmosphere. Useful shelving to either side of the fireplace provides display and storage space, and a window to the front of the property allows natural light to fill the room.

Kitchen



The kitchen is fitted with a good range of wall and base units with work surfaces over and a tiled splashback, providing ample storage and preparation space, while there is also space and plumbing for appliances. An extractor fan provides ventilation, complemented by a tiled floor and pendant lighting. The staircase rises to the first floor, while a door leads through to the useful utility room.

Additional Photo



Utility Room



The useful utility room is fitted with a further range of wall and base units with work surfaces over, providing excellent additional storage and practical workspace. A stainless-steel sink and drainer with mixer tap is incorporated into the worktop, while a door to the side provides convenient external access. A pendant light completes this practical and well-equipped space.

Bathroom



The well-appointed bathroom comprises a panelled bath with mixer tap and shower attachment, a low-level WC and wash hand basin. A glazed window to the rear provides natural light, while tiled walls and flooring create a practical and easy-to-maintain finish. A radiator provides warmth and comfort, completing the space.

First Floor Landing

The landing provides access to the bedrooms, with doors leading through to each of the individual sleeping accommodation.

Bedroom One



A good-sized double bedroom benefiting from a window to the front, allowing natural light to fill the room. The space is complemented by a pendant light and radiator, creating a comfortable and welcoming bedroom.

Bedroom Two



Another well-proportioned double bedroom, featuring a window to the rear which provides plenty of natural light. The room benefits from a range of fitted wardrobes, offering useful storage space, together with a pendant ceiling light and radiator for added comfort. A pleasant and practical bedroom space.

Dressing Room/Office



The room is accessed directly from bedroom two and benefits from a window to the rear, allowing natural light into the space. A radiator provides warmth and comfort, creating a useful and practical additional room.

Externally



The property benefits from a charming and low-maintenance courtyard garden, offering a private and easily managed outdoor space which is ideal for enjoying a morning coffee, relaxing in the fresh air or entertaining guests. The courtyard provides a pleasant extension to the living accommodation without the upkeep associated with a larger garden. A secure gate leads through to the side access, which is covered and provides useful sheltered passage to and from the property, adding further practicality and convenience to the outside space.

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

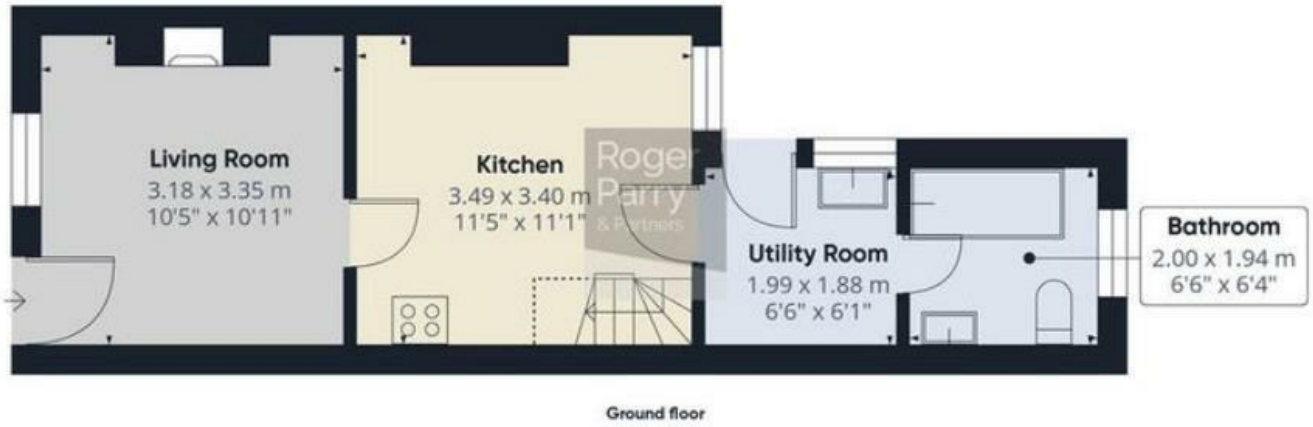
Town and Country Services

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

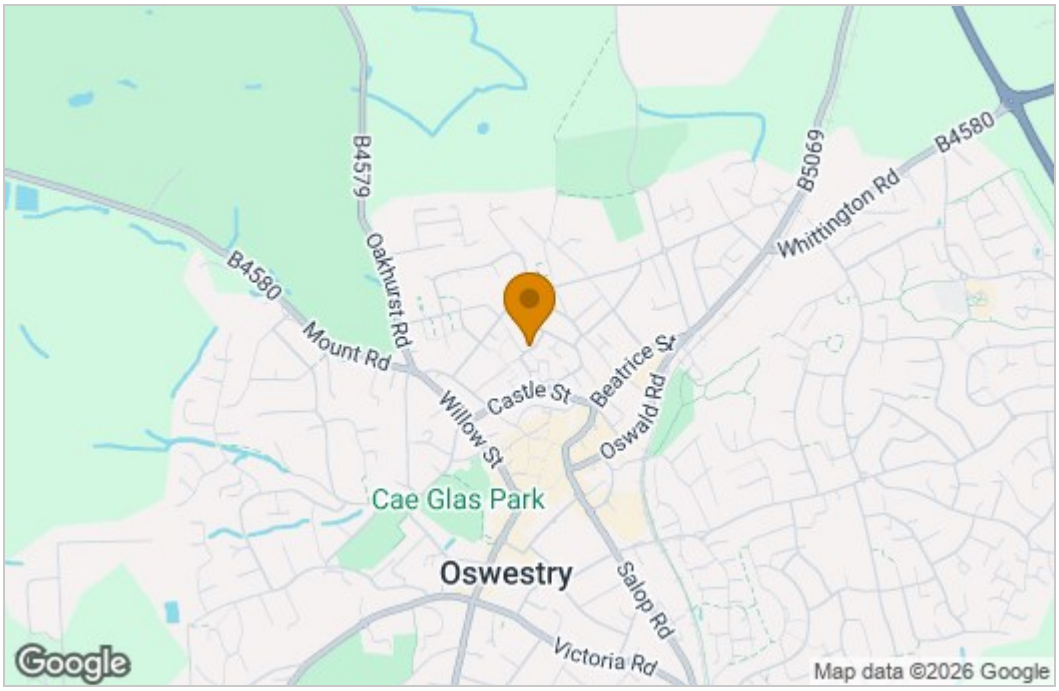
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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

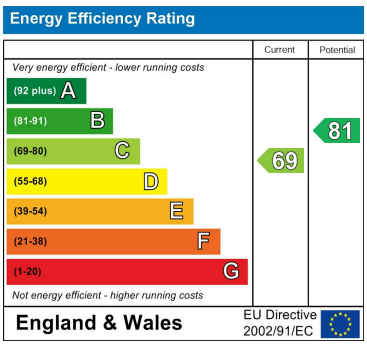




Area Map



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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