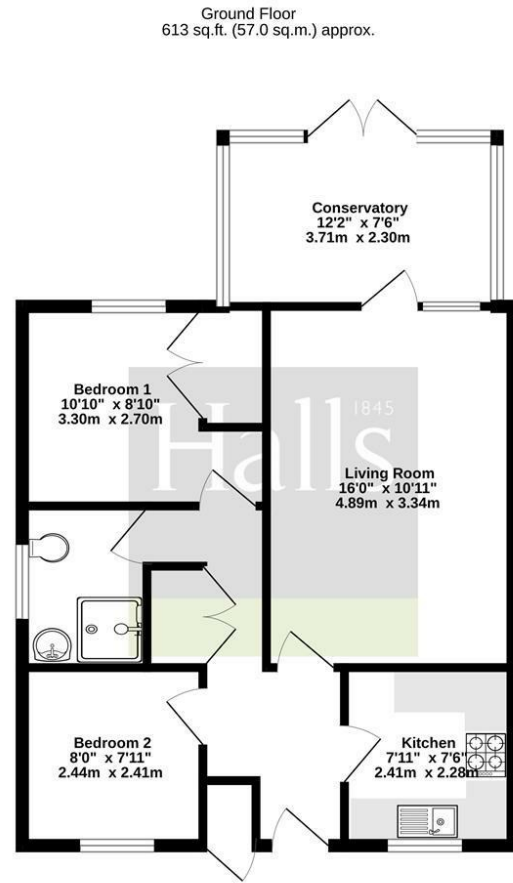


FOR SALE

136 Oswestry Road, Ellesmere, Shropshire, SY12 0BY



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metropix ©2024



FOR SALE

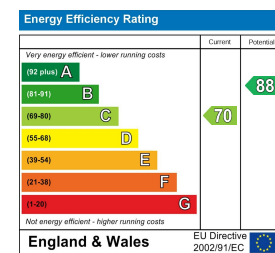
Offers In The Region Of £129,995

136 Oswestry Road, Ellesmere, Shropshire, SY12 0BY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed and recently redecorated two-bedroom semi-detached retirement bungalow benefitting from driveway parking, attractive gardens, and a conservatory, situated within a development of similar properties on the edge of the north Shropshire town of Ellesmere.






01691 622 602

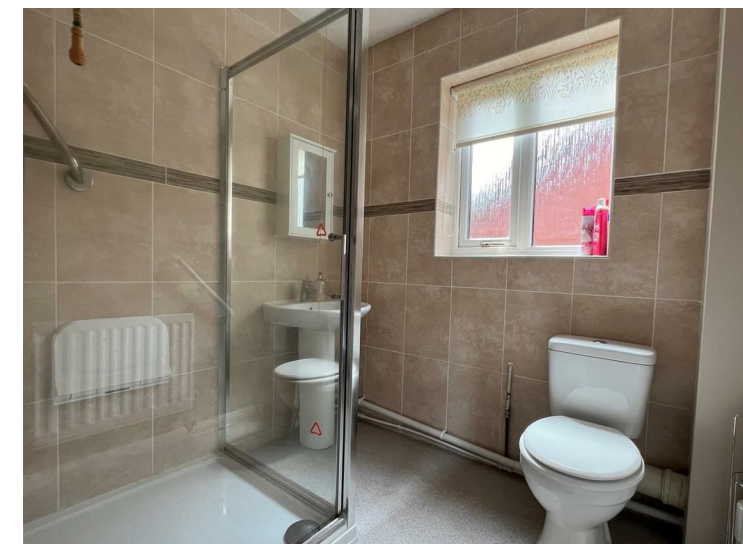
Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Shrewsbury (16 miles) and Wrexham (12 miles)
(All distances approximate).

 1 Reception Room/s
 2 Bedroom/s
 1 Bath/Shower Room/s



- No Onward Chain
- Well designed internal accommodation
- Conservatory
- Pleasant rear gardens
- Retirement Development
- Edge of Town Location

DESCRIPTION
Halls are favoured with instructions to offer 136 Oswestry Road in Ellesmere for sale by private treaty.

136 Oswestry Road is a well designed and recently redecorated two-bedroom semi-detached retirement bungalow benefitting from driveway parking, attractive gardens, and a conservatory, situated within a development of similar properties on the edge of the north Shropshire town of Ellesmere.

The well planned internal accommodation currently includes a Reception Hall, Kitchen, Living room, Conservatory, two Bedrooms, and a Shower Room. The property has the benefit of a 24 hour emergency alarm system, gas fired central heating and is presented for sale with the fitted carpets included in the purchase price.

Outside, to the front of the property is a tarmac car parking space with paved adjacent area and lawned front garden.

The rear gardens are an attractive feature of the property and include a paved patio terrace making a lovely setting for outside dining/entertaining etc leading on to an area of lawn, all with potential to landscape according to ones individual tastes and preferences, along with a useful garden storage shed.

....
The sale of 136 Oswestry Road provides an excellent opportunity for purchasers over the age of 60 (or 55 plus and in receipt of disability allowance), to purchase a conveniently situated and well designed two bedroomed semi detached bungalow within this popular development on the edge of Ellesmere.

SITUATION
136 Oswestry is located on the edge of the well known North Shropshire lakeland town of Ellesmere, which has an excellent range of local Shopping, Recreational and Educational facilities. The town is also within easy motoring distance of the larger centres of Oswestry (8 miles), Shrewsbury (16 miles) and Wrexham (12 miles) all of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES
A partly glazed front entrance opens in to a:

RECEPTION HALL
With a fitted carpet as laid, matwell, inspection hatch to the roof space and doors in to an Airing Cupboard housing the hot water cylinder with slatted shelving above.

KITCHEN
7'4" x 7'11" (2.23 x 2.42)
With tiled flooring, a stainless steel single drainer sink unit (H&C) with mixer tap and cupboards under, roll topped work surfaces to either side, freestanding Belling cooker with tiled splash, further work surfaces with base units below, matching eye level units, freestanding Beko washing machine and freestanding Beko fridge/freezer, and double glazed window to front elevation.

LIVING ROOM
16'1" x 10'10" (4.89 x 3.29)
With a fitted carpet as laid, freestanding "log burner" style heater, and glazed French doors flanked by internal window in to a:

CONSERVATORY
12'2" x 7'5" (3.72 x 2.27)
With a tiled floor, glazing onto three aspects, and glazed double doors leading out to the gardens.

BEDROOM ONE
8'9" x 8'10" (2.69 x 2.71)
With a fitted carpet as laid, recessed fitted wardrobe and double glazed window to rear elevation overlooking the gardens.

SHOWER ROOM
With newly fitted "supergrip" vinyl flooring, a tiled enclosed shower cubicle with a Mira shower unit, pedestal hand basin (H&C) with tiled splash and mirror fronted vanity cabinet over, low flush WC, and an opaque double glazed window to side elevation.

BEDROOM TWO
7'10" x 8'0" (2.38 x 2.44)
With a fitted carpet as laid, radiator and double glazed window to front elevation.

OUTSIDE
The property is approached off the Council road on to a tarmac car parking space which leads on to a paved patio area flanked to one side by a lawn. There is access in to a store cupboard.

.....
The rear gardens are an attractive feature of the property and briefly comprise a paved patio area lading on to a lower level of patio with areas of lawn bordered by floral and herabcouous beds, alongside a useful garden shed. There is access from the garden alongside the bungalow to the front.

ADDITIONAL INFORMATION
The property is leasehold, set on a Scheme Manager site, managed by Midland Heart Ltd. Potential purchasers must be aged 60 or over, or aged 55 with a disability, and will be required to submit an application and undergo an interview prior to any offer being accepted.

FACILITIES
Oswestry Road retirement properties/complex offers the following facilities: On-site Scheme Manager, window locks, easy reach power points, cavity wall insulation, parking spaces, gas central heating, 24 hour emergency alarm system with pull cords in each room, light switches and sockets set at such a position to avoid bending and stretching, service charge which includes external maintenance.

SERVICE CHARGE
A monthly service charge of £206.40 per calendar month which includes building insurance.

SERVICES
We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE
We are informed that the property is of leasehold tenure with an original term of 125 years from and include 1st June 2017 (less one day).

N.B.
Please note that there are legal fees to be paid by the purchaser for the grant of a new lease, which may be in the region of £450.00 plus VAT.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is in band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment though Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.