



FOR SALE

Offers in the region of £129,995

182 Oswestry Road, Ellesmere,
Shropshire, SY12 0BY

A well presented and cleverly designed two-bedroom retirement bungalow boasting driveway parking, conservatory, and larger than expected gardens which back onto open green space, conveniently situated on the perimeter of a well regarded development in Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles)
(All Distances Approximate)



- **Two-Bedroom Retirement Bungalow**
- **Well Presented**
- **Generous and Attractive Garden**
- **24 hr alarm system**
- **Parking Space**
- **Edge of Town Location**

DESCRIPTION

Halls are favoured with instructions to offer 182 Oswestry Road, Ellesmere, for sale by private treaty.

182 Oswestry Road is a well presented and cleverly designed two-bedroom retirement bungalow boasting driveway parking, conservatory, and larger than expected gardens which back onto open green space, conveniently situated on the perimeter of a well regarded development in Ellesmere.

The internal accommodation, which has been well maintained by the current vendor, presently provides an Entrance Hall, Living/Dining Room, Kitchen, modern Bathroom, and two Bedrooms, along with various storage cupboards.

Externally, the property occupies a larger than expected plot with generous gardens situated to both the front and the rear, the former of these featuring a tarmac parking space and an area of lawn interspersed with shrubs, with, to the rear, a further area of lawn benefitting from established floral borders, and an attractive paved patio area. The rear gardens abut an area of communal open green space for the residents of the retirement development.

The sale of 182 Oswestry Road, therefore, provides an excellent opportunity for buyers, over the age of 60 (or 55 plus and in receipt of disability allowance), to purchase a smartly presented two bedroom bungalow with parking and wonderful gardens.

SITUATION

182 Oswestry Road is located on a warden controlled development of similar properties on the edge of the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities and is, also, within easy motoring distance of the larger centres of Oswestry (8 miles) and Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A covered front entrance porch and partly glazed front entrance door opening in to a:

RECEPTION HALL

With a fitted carpet as laid, double opening doors in to the airing cupboard housing the hot water cylinder with slatted shelving over and storage above, inspection hatch to loft space and door in to the:

KITCHEN

With a circular stainless steel sink unit (H&C) with mixer tap with a cupboard below, a range of roll topped work surface areas with base units incorporating cupboards and drawers, a Beko cooker with four ring gas hob unit and oven below with grill above, matching eye level cupboards, freestanding fridge/freezer (included within purchase price), double glazed window to front elevation, freestanding washing machine and freestanding tumble-dryer (included within purchase price).

LIVING ROOM

With a fitted carpet as laid, ceiling coving, and sliding door leading out to the:

CONSERVATORY

With a vinyl covered floor, windows allowing views over the gardens, and double opening doors leading to the patio area.

A further doors leads from the Reception Hall in to:

BEDROOM TWO / SITTING ROOM

With laminate flooring and double glazed window to front elevation.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



BEDROOM ONE

With a fitted carpet as laid and double glazed window to rear elevation.

BATHROOM

With a white bathroom suite including: a hand basin (H&C) with mixer tap and double cupboard below, panelled bath (H&C) with electric shower over, low flush WC, double glazed opaque window to side elevation.

OUTSIDE

To the front of the property is a tarmac parking space with a pathway leading to the front entrance door, bordered by a most attractively presented lawned front garden which is flanked to two sides by well stocked floral and herbaceous borders. A paved pathway leads along the side of the property, through a high level pedestrian gate, to a side patio area where there are two GARDEN STORAGE SHEDS.

GARDENS

The rear gardens are a superb feature of this property and include a paved patio area with a partly covered area providing an ideal space for outdoor entertaining, leading onto shaped areas of lawn with a well stocked floral and herbaceous border to one side. The gardens have been most attractively landscaped and maintained by the current vendors.

CONDITIONS

All purchasers must be 60 years of age or over, or in excess of 55 years and in receipt of disability allowance.

INTERVIEW

Prior to a commitment to purchase, a purchaser will need to attend an interview with the on-site warden.

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

We are advised of a monthly service charge of £206.40. A copy of the service charge breakdown is available from the agent on request.

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 a term of 125 years having been granted in 2018, thus, around 119 years remain unexpired.

N.B.

Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease.

LOCAL AUTHORITY

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

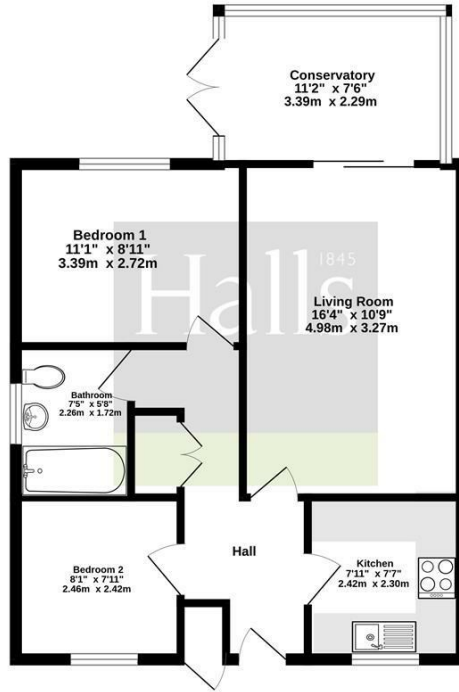
COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

Ground Floor
614 sq.ft. (57.1 sq.m.) approx.

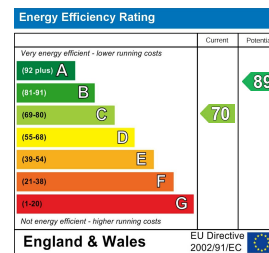


TOTAL FLOOR AREA - 614 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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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 Ratings



01691 622 602

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