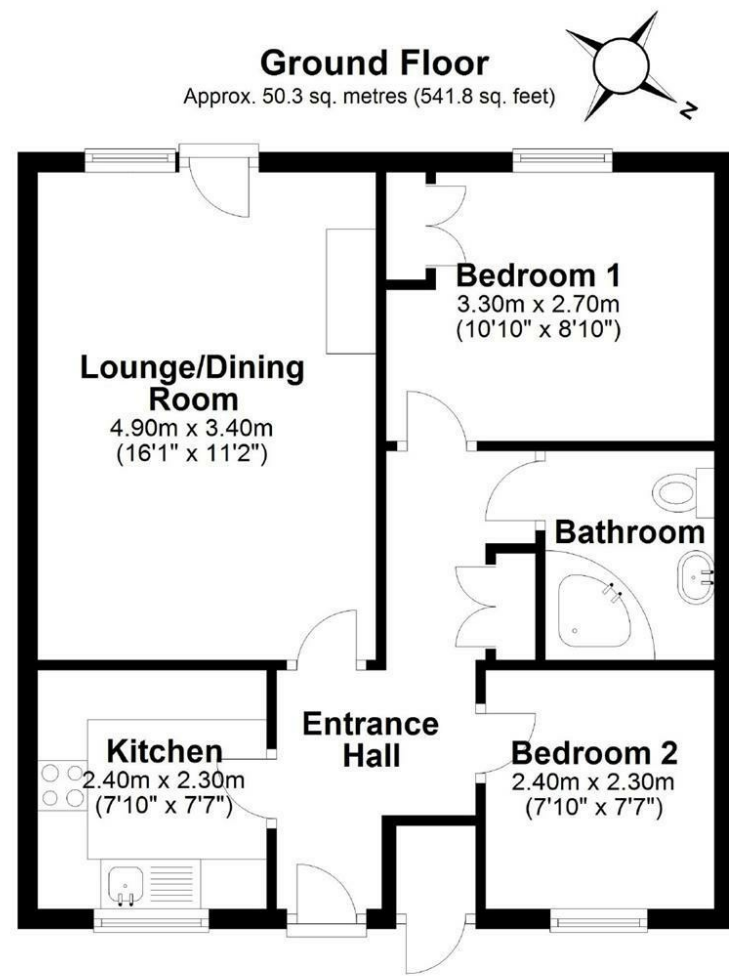


FOR SALE

180 Oswestry Road, Ellesmere, Shropshire, SY12 0BY



Total area: approx. 50.3 sq. metres (541.8 sq. feet)



FOR SALE

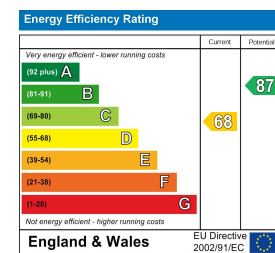
Offers In The Region Of £115,000

180 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 two-bedroom mid-terrace retirement bungalow offering excellent potential for refurbishment, boasting off-street parking and private rear gardens, situated within a popular development of similar properties in a convenient edge of town centre location.



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) Chester (28 miles)
(All Distances Approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Bungalow
- Scope for Modernisation
- Well Designed
- Front and Rear Gardens
- Off-Street Parking
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 180 Oswestry Road, Ellesmere, for sale by private treaty.

180 Oswestry Road is a well designed two-bedroom mid-terrace retirement bungalow offering excellent potential for refurbishment, boasting off-street parking and private rear gardens, situated within a popular development of similar properties in a convenient edge of town centre location.

The well designed internal accommodation, which offers scope for improvement and modernisation, currently provides a Reception Hall, Kitchen, Living Room/Dining Room, Bedroom One, Bedroom Two/Dining Room, and a Wet Room. The property benefits from double glazed windows and doors, and a gas-fired central heating system.

Externally, the property is complimented by a tarmac car parking space positioned a short walk from the front entrance door.

The rear gardens include a paved patio area leading on to a good sized area of lawn, all offering potential for landscaping according to ones individual tastes and preferences, whilst overlooking a tranquil wooded scene.

The sale of 180 Oswestry Road does, therefore, provide a rare opportunity for purchasers to acquire a well positioned two-bedroom retirement bungalow with potential for improvement according to a purchaser's own tastes and preferences.

THE ACCOMMODATION COMPRISES:

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

RECEPTION HALL

Part matwell, part fitted carpet as laid, inspection hatch to roof space, double opening doors in to an Airing Cupboard housing the hot water cylinder with slatted shelving over.

KITCHEN

7'10" x 7'6" (2.40 x 2.30)
Including a stainless steel sink unit (H&C), a range of roll topped work surface areas, base units incorporating cupboards and drawers, planned space for appliances, matching eye level cupboards, wall mounted Vaillant gas fired central heating boiler, double glazed window to front elevation.

LOUNGE/DINING ROOM

16'0" x 11'1" (4.90 x 3.40)
Double glazed window and door to rear elevation leading out to the rear garden.

BEDROOM ONE

10'9" x 8'10" (3.30 x 2.70)
Fitted carpet as laid, double glazed window to rear elevation and recessed double wardrobe with storage cupboard above.

BEDROOM TWO/DINING ROOM

7'10" x 7'6" (2.40 x 2.30)
Fitted carpet as laid and double glazed window to front elevation.

WET ROOM

Wall mounted Mira electric shower, a wet shower area, pedestal hand basin (H&C), low flush and partly tiled walls.

OUTSIDE

The property is complimented by a car parking space positioned within a short walk of the front entrance door.

GARDENS

There is a lawned area of front garden and a door in to a recessed external storage cupboard.

The rear garden includes a paved patio area leading on to an area of lawn, all offering potential for landscaping according to ones individual tastes and preferences with a timber garden storage shed.

N.B.

Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease and these are currently £375.00 plus VAT plus a document fee of £80.00 plus VAT.

FACILITIES

Oswestry Road retirement properties/complex offers the following facilities: On-site Scheme Manager, window locks, 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.

TENURE

We are advised that the property is of Leasehold tenure with a 99 year lease having been granted in 1989, thus, at the time of writing, approximately 65 years remains unexpired.

GROUND RENT AND SERVICE CHARGE

We are advised that ground rent is a monthly service charge of £163.63.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.