

# 94 Willow Street Oswestry SY11 1AL



**4 Bedroom House - Townhouse  
Offers In The Region Of £325,000**

## The features

- CHARMING PERIOD TOWN CENTRE HOME
- VERSATILE LIVING OVER 3 FLOORS
- 4 BEDROOMS, 2 BATHROOMS
- OFF ROAD PARKING
- VIEWING ESSENTIAL AND NO UPWARD CHAIN
- WEALTH OF EXPOSED BEAMS AND TIMBERS
- 3 RECEPTION ROOMS AND KITCHEN
- ENCLOSED COURTYARD GARDEN
- MUST SOUGHT AFTER LOCATION
- EPC RATING E



### \*\*\* CHARMING PERIOD TOWN HOUSE WITH NO CHAIN \*\*\*

A fabulous opportunity to purchase this charming home which boasts a wealth of beams and timbers which truly must be viewed to be fully appreciated.

Occupying an enviable position within the Town Centre ideally placed for all local amenities with the benefit of off road parking.

**Reception Hall, Lounge with impressive fireplace, Dining Room, Kitchen, Breakfast/Family Room, Kitchen and Cloakroom on the Ground Floor. On the First Floor is a lovely Landing/Study area, 2 Double Bedrooms and Bathroom and on the Second Floor the Principal Bedroom and further Bedroom/Dressing Room. Gas central heating and newly fitted boiler. EPC Rating E**

**Private enclosed courtyard Garden.**

**Viewing Essential.**

## Property details

### LOCATION

The property occupies a truly enviable position in the heart of the busy market Town of Oswestry, a pleasant stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

### RECEPTION HALL

With exposed original stone walling and flooring. walking through the timber frame doorway provides access to:

### LOUNGE/DINING ROOM

24'7" x 16'8" widest point (7.5 x 5.1 widest point)

Having a wealth of character with original beams to the ceiling, exposed painted stonework and brick walling, superb inglenook with oak beam and slate hearth, space for dining table and four chairs, uPVC double glazed window to the front aspect, radiators x 3, storage cupboard, TV & phone points, wall lights x 4 and door to stairs.

### INNER HALL/UTILITY AREA

With fitted breakfast bar and storage below and tiled back, window to the rear, exposed brickwork and painted walling, exposed beams and spotlighting to the ceiling, space for a fridge freezer and radiator, doorway into the:

### KITCHEN

9'6" x 8'10" (2.9 x 2.7)  
Having a range of bespoke built wall and base units with matching worktop over, inset stainless steel sink unit with tiled backsplash, glazed window to the rear, integrated oven and hob with extractor over, radiator, spotlighting to the ceiling and tiling to the floor

### UTILITY ROOM

From the Inner Hallway with exposed brickwork, worktop with space and plumbing under for washing machine and dryer, shelving on the wall and spotlighting to the ceiling

### CLOAKROOM

White suite comprising of dual flush WC and hand basin, uPVC double glazed window to the rear, radiator, new 'Glow worm' central heating boiler and spotlighting to the ceiling

### FIRST FLOOR LANDING

A superb feature of this property is the original oak staircase with carvings on the side and newel posts, uPVC double glazed window to the side Exposed original oak flooring and providing access to:

### BEDROOM1

17'8" x 14'9" (5.4 x 4.5)  
With part exposed brickwork and part painted walls, feature brick fireplace, upVC double glazed windows to the front and side aspects, dressing area and radiator

### INNER LANDING

Consisting of two areas that could be used for office/ study/ gaming with exposed oak flooring and ceiling beams,

### BEDROOM3

11'9" x 8'10" (3.6 x 2.7)  
Exposed floorboarding, windows to the front and side aspects, radiator and beams

### BATHROOM

12'5" x 8'10" (3.8 x 2.7)

### SECOND FLOOR LANDING

Original oak staircase leading to

### PRINCIPAL BEDROOM

20'0" x 14'9" (6.1 x 4.5)

A large room boasting a wealth of character, original oak roof beams and wall beams with exposed brickwork, upVC double glazed window to the front, radiator, TV point, spotlighting to the ceiling, opening leading to;

### UTILITY AREA

Having a decorative piece of furniture with inset Belfast sink, window to the rear and radiator

### BATHROOM

9'2" x 6'2" (2.8 x 1.9)

With a white suite comprising 'P' shaped bath with mixer shower over and glass screen, dual flush WC and wash hand basin, part tiled walls and fully tiled flooring, exposed beams and extractor

### BEDROOM 4/DRESSING ROOM

Single area with exposed beams, fitted shelving and spotlighting to the ceiling

### OUTSIDE

The rear courtyard is accessed via a timber gate at the side of the property and also from the utility room. Laid mainly with composite turf providing for a low maintenance relaxing area. The boundary is identified by timber fencing and painted brick walling.

### AGENTS NOTE

The vendor has informed us that the stove will not be included in the sale.

There is a right of way for the property at the rear across the outside courtyard of 94 Willow Street, for further information please contact the selling agent.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

All mains services are connected.

#### COUNCIL TAX BANDING

The Government website is showing this to be Band A and we would recommend this is verified with Solicitors.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator.  
<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Judy Bourne

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## Get in touch

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## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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