

# Town & Country

Estate & Letting Agents



**37 Bentley Drive, Oswestry, SY11 1TQ**

**£330,000**

Town and Country Oswestry are pleased to offer to the sales market this spacious four bedroom townhouse style property situated in a quiet cul-de-sac location in a popular residential area of Oswestry. Offering flexible, versatile accommodation spread over three floors, this property makes a fantastic family home and is in move in condition. With an enclosed rear garden, parking for at least three vehicles and an integral garage we recommend viewing this property to fully appreciate all that it offers.



### Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right just after The Walls Restaurant onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 yards turn left into Bentley Drive. Follow the road around to the right, the property will be observed on the left hand side at the bottom of the cul de sac.

### Accommodation Comprises:

A spacious four bedroom three storey townhouse property with versatile reception rooms and an enclosed rear garden.

### Ground Floor

#### Hallway



A part glazed front door leads into the hallway which benefits from a tiled floor, radiator, a doors lead to the integral garage, two ground floor reception rooms, utility room and cloakroom.

#### Reception Room One/Bedroom 9'10" x 9'6" (3.00 x 2.90m)

This versatile ground floor room, would be ideal as a downstairs bedroom or study but is currently used as a storage room. It has window to the front and a radiator.

#### Reception Room Two 9'10" x 8'10" (3.00 x 2.70m)



The second of the ground floor reception rooms has a glazed door which leads through to the Garden room. Currently used as a gym, the room has a tiled floor and a radiator.

#### Conservatory/Garden room 8'6" x 8'10" (2.60 x 2.70m)



The garden room is a great addition to the property with an oak beamed ceiling and being glazed all round it makes a lovely room to sit in to look out over the garden, with a tiled floor and doors opening out to the rear garden and patio.

## Utility Room



With a window and door to the rear, the utility room houses the gas fired central heating boiler, there are base and wall units, a stainless steel single bowl sink and drainer along with plumbing for a washing machine and space for a tumble drier.

## Cloakroom

The ground floor cloakroom has a W/C, wash hand basin, radiator and a tiled floor.

## First Floor

### First Floor Landing

Having a window to the front and a radiator. Doors lead to the kitchen and lounge. Stairs leads up to the second floor.

### Kitchen and Dining Room 19'2" x 9'2" (5.85 x 2.80m)



The well appointed kitchen/dining room is a lovely light, bright space with dual aspect windows. There is space for a large dining table and chairs making it an ideal social space. The kitchen is fitted with a range of base and wall units with wooden worktops over, part tiled walls with striking orange tiles, ceramic sink unit with drainer and a mixer tap over, a gas range cooker with large Belling extractor fan over, space and plumbing for a dishwasher, LVT vinyl wood effect flooring and a radiator. The kitchen also benefits from a separate utility area which

currently houses the fridge freezer, it has a radiator and a door leads to a useful under stairs storage cupboard.

## Kitchen Additional Photograph



## Dining Room Additional Photograph



## Additional Utility Space

### Lounge 13'5" x 19'1" (4.10 x 5.82m)



The large lounge room has dual aspect windows to the front and back of the property, alcove shelving, a feature fireplace with slate hearth and a wooden beam over, two radiators, coved ceiling and a TV point.



### Lounge Additional Photograph



### Lounge Additional Photograph



### Second Floor

#### Second Floor Landing



Having a window to the front, a radiator, doors leading to the bedrooms and bathroom along with a door to the airing cupboard which houses the hot water tank.

### Master Bedroom 13'1" x 10'2" (4.00 x 3.10m)



Bedroom one has a window to the front, a coved ceiling, radiator, built in wardrobe with display shelving and a door leads to the en-suite shower room.

### En-Suite Shower Room 9'6" x 5'6" (2.90 x 1.68m)



The generous en-suite shower room benefits from a large walk in shower cubicle, wash hand basin on vanity unit, W/C, extractor fan and a window to the rear.

### En-Suite Additional Photograph





### Bedroom Two 13'3" x 10'9" (4.05 x 3.30m)



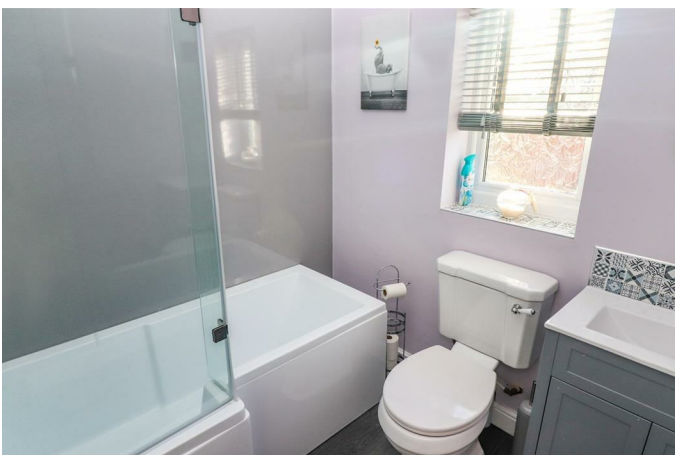
A good sized double room with a window to the front and a radiator.

### Bedroom Three 7'10" x 10'5" (2.40 x 3.20m)



Bedroom three has a window the rear and a radiator.

### Family Bathroom



The family bathroom has a window to the rear and benefits from a P shaped bath with a shower over and a glass shower screen, W/C, Wash hand basin on a vanity unit, extractor fan, Vinyl LVT wood effect flooring and a radiator

### Integral Garage 19'6" x 12'11" (5.95 x 3.95m)



The integral single garage is used by the current owners as a games room but could easily be reinstated as a garage. It has a window to the rear overlooking the garden and is accessed via the ground floor hallway or through the up and over garage door at the front.

### Front Garden and Parking



To the front of the property there is parking for one vehicle outside the garage along with an additional driveway and gated parking at the side which together provide parking for up to 3 additional vehicles. There is a lawned area and a gravelled area, both planted with trees and shrubs. A pathway leads to the front door and around to the side of the property.

### To the Front of the Property





## Rear Garden



To the rear of the property is a good sized patio area, ideal for alfresco dining and entertaining, the patio leads around to the side of the property to the gated driveway area which currently also houses a shed for storage. The rear garden has borders planted with mature trees and shrubs and these are topped with slate for ease of maintenance along with an area of artificial grass and a raised decked area.

## Garden Additional Photograph



## Garden Additional Photograph



## 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 D.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## 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.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Services

The agents have not tested the appliances listed in the particulars.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

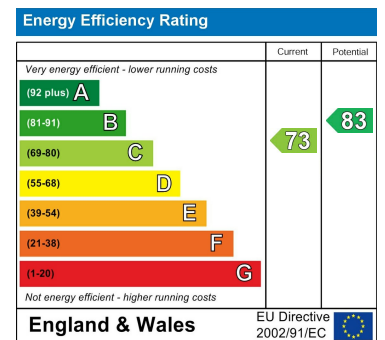
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk