

Town & Country

Estate & Letting Agents



40 Aston Way, Oswestry, SY11 2XY

Offers In The Region Of £180,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate two bedroom semi detached house with a large corner plot garden and off road parking. The property has two bedrooms, modern kitchen and bathroom, uPVC double glazing along with recently replaced fascias and soffits, gas central heating and parking for several cars. Located on the outskirts of the town of Oswestry, all amenities are close by including good access to road networks. Having a superb garden, the property has lots of scope for extension or the addition of a garage if the purchaser was looking for something with great potential.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. At the bottom of Castle Street turn left onto Beatrice Street and follow the road out of town, turning right onto Whittington Road. Turn right again onto Unicorn Road then left at the roundabout onto Cabin Lane. Proceed along and turn right into Aston Way, where the property will be observed on the left hand side, identified by our for sale board.

Hall

Having a door to the front, radiator, stairs off to first floor, door through to the lounge and an Openreach point.

Lounge 8'11" x 13'10" (2.72m x 4.24m)



The lounge has a radiator, archway through to kitchen, feature brick fireplace with electric fire, and an understairs cupboard.

Additional Photo



Kitchen/Dining Room 12'0" x 8'9" (3.67m x 2.68m)



The kitchen is fitted with a range of modern base and wall units with work surfaces over, plumbing for a washing machine, space for a cooker, wall mounted gas fired boiler, stainless steel double sink with mixer tap, part tiled walls, space for fridge freezer, vinyl flooring, window to the rear, part glazed door to the rear and side panel.

Additional Photo



Landing

Having a window to the side and loft hatch. Doors lead to the two bedrooms and the bathroom.

**Bedroom One 11'4" x 8'11" + recessed area
(3.47m x 2.73m + recessed area)**



A good sized double bedroom having two windows to the front, radiator, airing cupboard with tank and a built in wardrobe.

Bedroom Two 5'5" x 8'10" (1.67m x 2.71m)



Having a window to the rear, radiator and a built in wardrobe.

Bathroom



The bathroom is fitted with a white three piece suite comprising wash hand basin with a mixer tap over, bath with shower head over and a W/C. With part tiled walls, vinyl flooring, window to the rear and a radiator.

Front Garden



The gardens are a particularly great feature of this property with extensive corner plot lawned and shrubbed areas with plenty of scope and space to extend the property or to build a large garage (subject to obtaining planning). There is a long driveway providing parking for several vehicles leading up to the property along with a garden shed which has the benefit of electricity. A canopy porch and pathway leads to the front door.

Additional Photo



Driveway



Rear Garden



To the rear of the property the garden is very private and is paved for low maintenance.

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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 A.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

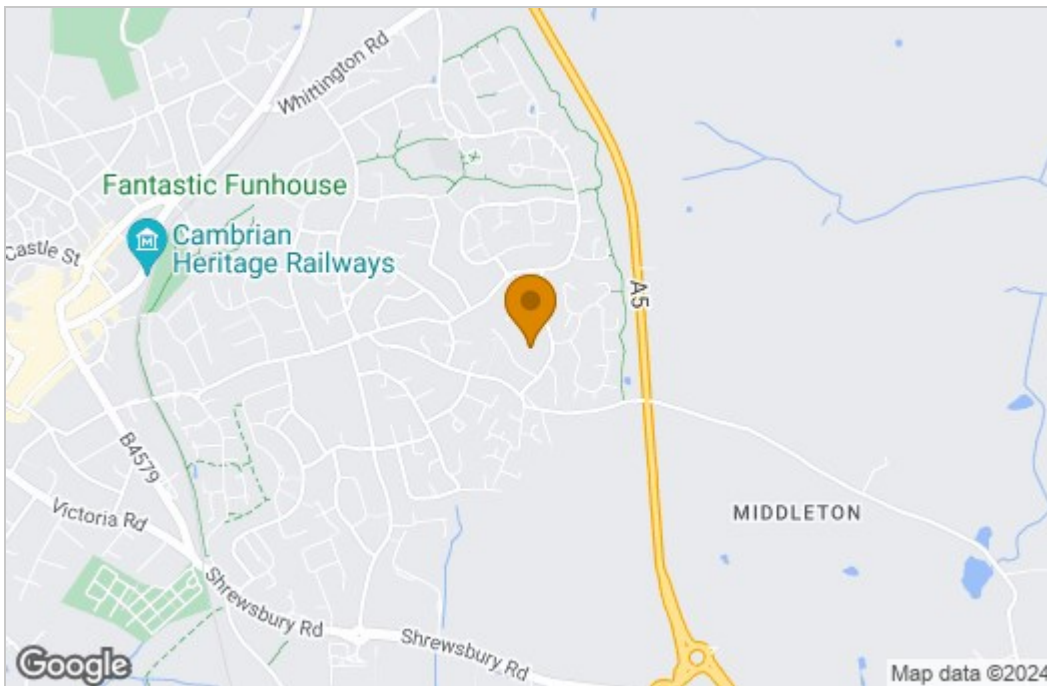
Additional Information

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.

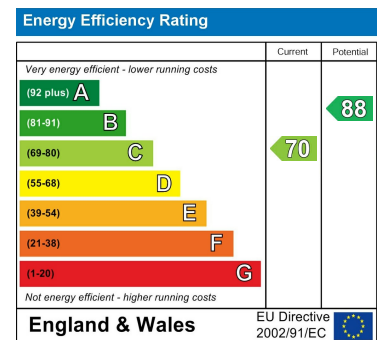
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Floor Plan

Area Map



Energy Efficiency Graph



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