

Town & Country

Estate & Letting Agents



The Bungalow , Whittington, SY11 4BD

Offers In The Region Of £252,500

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, detached three bedroom bungalow situated on the edge of the popular village of Whittington. The property offers good sized rooms with three bedrooms, lounge, large kitchen/ dining room, utility, family bathroom and an en suite.

To the outside, there is gated driveway parking, gardens and an oversized single garage. Located perfectly for those looking for village life yet having the convenience of good road and public transport links to Oswestry and the larger towns and cities.

Directions



From our Oswestry office proceed out of the town and follow the Gobowen Road. Take the right turning onto Whittington Road. Follow this out of the town until reaching the roundabout. Proceed straight over towards Whittington. On entering the village the property will be found on the left hand side.

Accommodation Comprises

Hallway

Having a radiator, coved ceiling, a part glazed door and side panel to the front, cloaks cupboard, linen cupboard and access to the loft. Doors lead off to all the rooms.

Lounge 17'5" x 13'3" (5.33m x 4.04m)



The good sized lounge has a window to the front, French doors to the side leading to the garden, two radiators, wall lighting, coved ceiling and a feature fireplace with a gas fire inset, marble hearth and back.

Additional Photograph



Kitchen/ Dining Room 17'7" x 10'10" (5.36m x 3.32m)



The kitchen/ dining room is also a great size having a window to the front and the side, a range of fitted base and wall units with work surfaces over, two radiators, one and a half bowl sink with a mixer tap over, electric oven, gas hob, chimney style extractor fan, integrated fridge, integrated Bosch dishwasher, tiled flooring, breakfast bar and double doors leading through to the lounge. A door also leads to the utility.

Additional Photograph



Utility 7'4" x 6'6" (2.24m x 2.00m)



The utility is fitted with base and wall units and has part tiled walls, a window and a part glazed door to the rear, stainless steel sink with a mixer tap over, wall mounted Worcester gas fired boiler, radiator, tiled flooring and plumbing for a washing machine.

Bedroom Three 10'2" x 8'8" (3.12m x 2.65m)



Having a window to the front, radiator and a coved ceiling.

Bedroom Two 15'3" x 10'2" (4.65m x 3.10m)



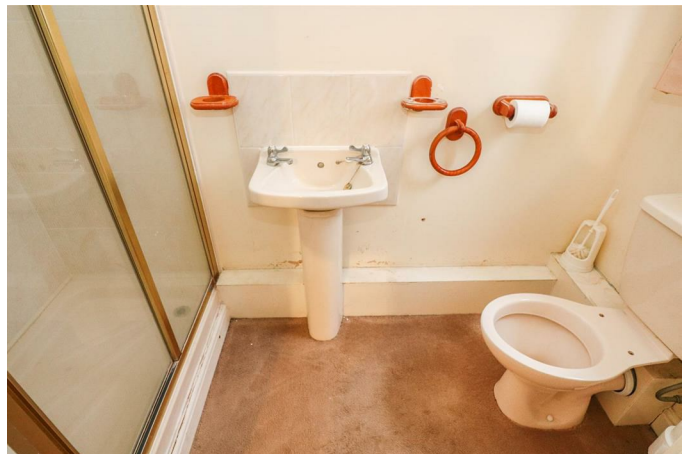
A great sized double bedroom having a square bay window to the front, coved ceiling, radiator and an Open reach point.

Bedroom One 11'4" x 11'1" (3.46m x 3.40m)



Having a window to the rear, radiator, coved ceiling and a door leading to the en suite.

En Suite



The en suite is fitted with a low level w.c. , wash hand basin, shower cubicle with a mains powered shower, a window to the rear, radiator, part tiled walls, shaver light, coved ceiling and an extractor fan.

Family Bathroom



The family bathroom has a panelled bath, low level w.c., wash hand basin, radiator, vinyl flooring, part tiled walls, a window to the rear and a coved ceiling.

To The Outside



The property is accessed from the road through two timber farm style gates that lead onto the property. The gardens extend around the property with a gate leading to the front. To the front there are lawned and shrubbed gardens whilst to the rear there is a paved garden for easy maintenance along with a shed and a greenhouse.

Front Garden



Garage and Driveway 18'6" x 10'11" (5.64m x 3.34m)



The driveway provides parking for several vehicles and leads to the garage. The oversized single garage has an electric roller door, a window to the side, eaves storage and power and lighting.

Additional Photograph



There is a further garden area to the rear of the garage that is laid to lawn with hedge boundaries.

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 D.

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

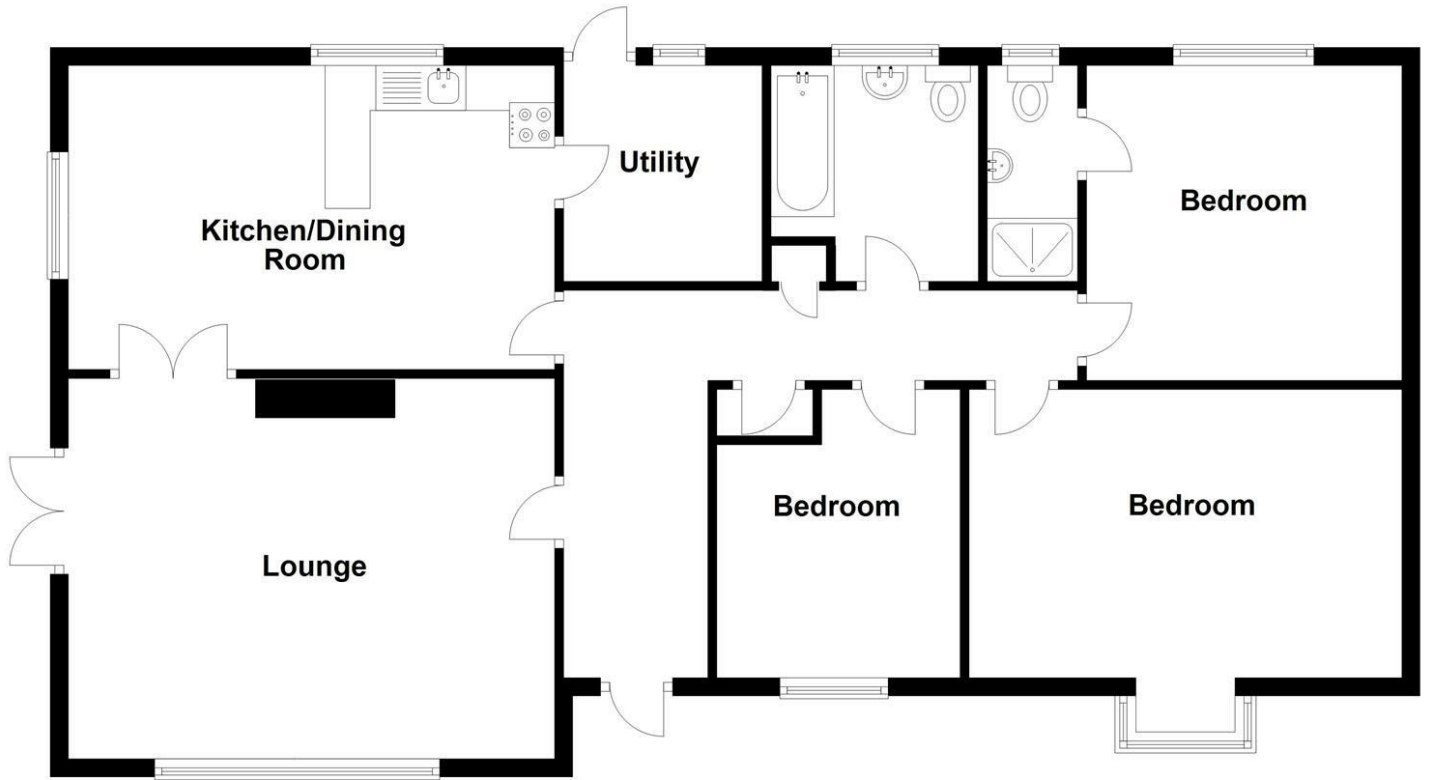
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

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

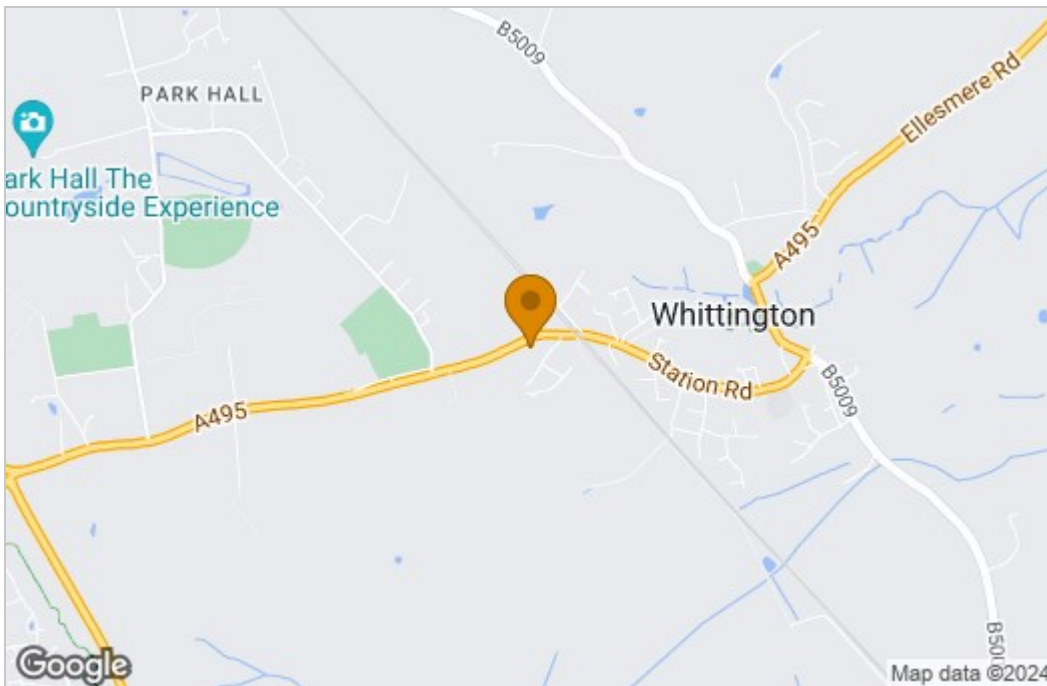
Ground Floor

Approx. 105.6 sq. metres (1136.9 sq. feet)

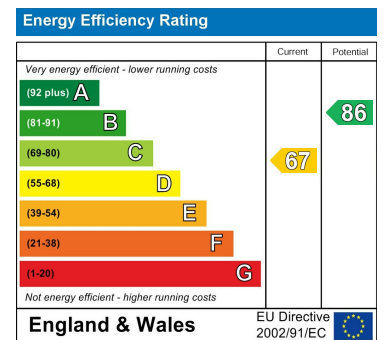


Total area: approx. 105.6 sq. metres (1136.9 sq. feet)

Area Map



Energy Efficiency Graph



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