

Town & Country

Estate & Letting Agents



30 Brookfield Estate, Oswestry, SY10 7RZ

Offers In The Region Of £107,500

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious two double bedroom first floor apartment located on the outskirts of the popular village of Weston Rhyn. The property is in need of some updating and is an ideal first time buy or buy to let investment. Having a garden to the rear and views from the rear of the property we as the agents feel it is a great opportunity to get on the housing ladder or as a superb rental property. Weston Rhyn has all day to day amenities including a shop, public house and good road and public transport links.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and turn left just before the Cross Keys public house. Follow the road around to the left and then bear to the right where the property will be seen on the left identified by our for sale board.

Entrance Hall



With stairs off to the accommodation and a door to the internal shed, electric heater and a door with storage cupboard off.

Inner Hall

With airing cupboard off and separate storage cupboard. Doors lead to the bedrooms, bathroom and kitchen.

Lounge 16'10" x 11'3" (5.15m x 3.45m)



A good sized room having a window to the front, open fireplace, electric heater, serving hatch to the kitchen and glazed door to the hall.

Kitchen 10'9" + recess x 8'9" (3.30m + recess x 2.69m)



Fitted with a range of base and wall units with work surfaces over, part tiled walls, electric heater, serving hatch to the lounge, stainless steel sink unit and window to the rear with views over playing fields.

Bedroom One 12'1" x 11'1" (3.69m x 3.40m)



A good sized double bedroom having a window to the front.

Bedroom Two 12'1" x 8'8" (3.69m x 2.66m)



Another double bedroom having a window to the rear with views and a built in storage cupboard.

Bathroom



Fitted with a suite comprising wash hand basin, panelled bath with electric shower over, part tiled walls and a window to the rear.

Separate W/C

Fitted with a low level w.c., and a window to the rear.

Gardens



The garden to the front is owned and maintained by Shropshire council.

The rear garden is lawned and shrubbed and enclosed with mature hedging and trees.

Please Note:

There is a maintenance charge which is paid quarterly and ranges from £40.50 per quarter. This covers the ground rent, building insurance, maintaining the communal garden areas and maintenance of the property.

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.

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.

Services

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

Tenure/Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor. We are informed that there is a 125 year lease that started in 1988. There is a quarterly service charge payable of £40.50, this includes the ground rent and building insurance.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

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.

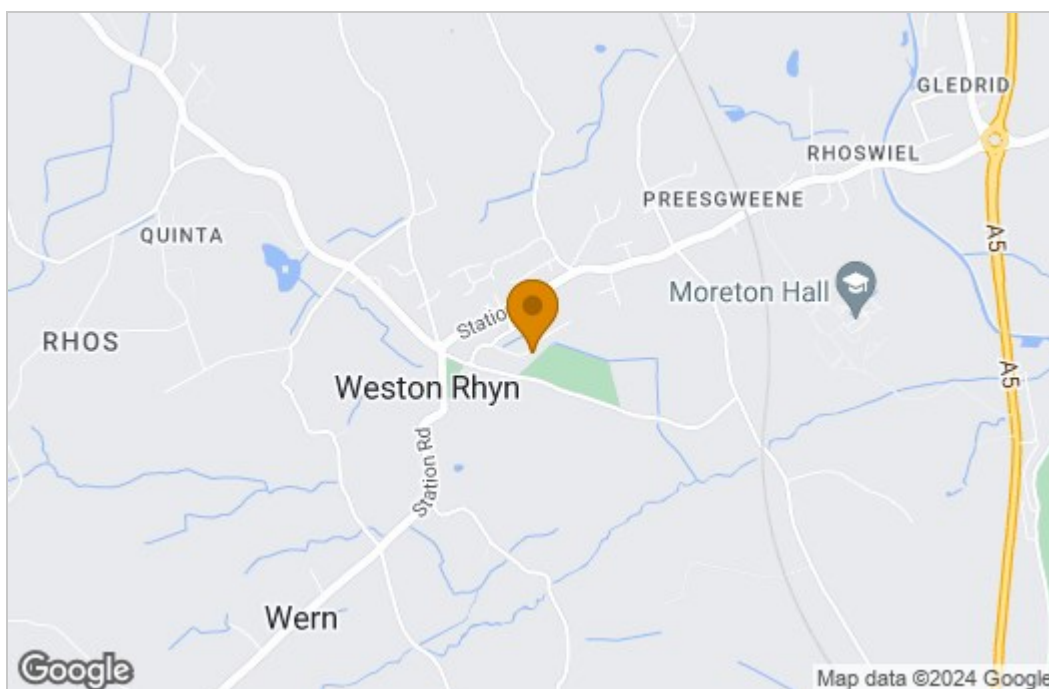
Additional Information

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.

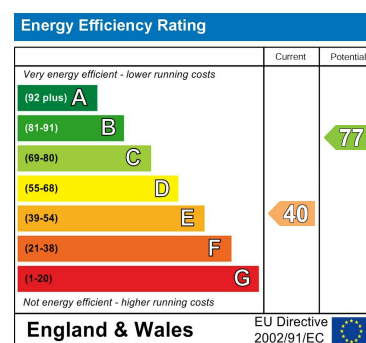
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Floor Plan

Area Map



Energy Efficiency Graph



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