

Town & Country

Estate & Letting Agents



1 Varley Rise, Oswestry, SY11 1FF

Offers In The Region Of £329,000

Town and Country Oswestry offer this immaculate, modern detached bungalow situated in a great location in a quiet private exclusive development on the outskirts of Oswestry town. The property has three double bedrooms (with one bedroom downstairs with access to a downstairs shower room, and two bedrooms upstairs) along with a lounge and open plan living/ family/ dining room to the rear. The immaculate, well kept gardens wrap around the property with areas to sit and relax. There is off road parking and easy access to the countryside that is just a short walk away. Oswestry offers all day to day amenities including shops and public transport.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Take the first turning on the left onto Oak Street and then a right onto York Street. Follow York Street along and into Liverpool Road. Follow this to the mini roundabout and turn left onto Llwyn Road. Follow the road up to the top and turn right onto Varley Rise where the property will be found on the right hand side.

Entrance Hall

With stairs leading to the first floor, the entrance hall has laminate flooring, part glazed door to the front and a glazed side panel. A door leads through to the lounge.

Lounge 11'5" x 11'0" (3.49m x 3.37m)



The Lounge has windows to the side and front, laminate flooring, media points and a radiator. A door leads through to the open plan kitchen area.

Additional Photo



Inner Hall

The inner hall has laminate flooring, a useful storage area and doors leading to the utility and the ground floor shower room.

Utility Room 5'0" x 8'5" (1.53m x 2.59m)



The utility room is fitted with a number of base and wall units with worksurfaces over, space for a tumble dryer and plumbing for a washing machine. There is laminate flooring, wall mounted Worcester gas fired boiler and a back door leading to the side of the property.

Shower Room 4'7" x 6'10" (1.40m x 2.10m)



The well appointed modern shower room has a double walk in shower with two shower heads, WC and wash hand basin with mixer taps on a modern vanity unit. Wall and floor tiles, heated towel rail, spotlights, extractor fan and a window to the side.

Living/Dining/Kitchen 15'10" x 8'5" (4.85m x 2.59m)



The L shaped kitchen/ dining/ family room is the real heart of the home and is a great place to entertain and relax having double French doors leading onto the rear sun terrace. The kitchen is fitted with a range of grey base and wall units with contrasting work surfaces, a window overlooking the rear garden, one and a half bowl sink with a mixer tap over, integrated dishwasher, induction hob with an extractor over, built in eye level oven, spotlighting and space for a large freestanding fridge/freezer. The dining area has laminate flooring and a window to the rear and opens out onto the sitting area that has a window to the side and a radiator. There is also the benefit of a media point in the TV area.

Additional Photo



Additional Photo



Room for a Fridge/Freezer



Additional Photo



Downstairs Bedroom 12'9" x 9'0" (3.91m x 2.76m)



The third downstairs bedroom has a window to the front and a range of fitted bedroom furniture to include wardrobes and drawers providing plenty of storage space. There is laminate flooring, a radiator and a media point.

First Floor Landing

The first floor Landing has a velux roof light and doors that lead off to the family bathroom and the two first floor bedrooms.

Bedroom One 16'0" x 10'0" (4.88m x 3.05m)



A good sized double bedroom with a window to the side, Velux roof light, under eaves storage cupboards, media point and a radiator.

Bedroom Two 16'0" x 10'11" (narrows to 7'4") (4.88m x 3.33m (narrows to 2.24m))



The second double bedroom is a good sized room with window to the side and velux roof light, under eaves storage, radiator and a media point.

Family Bathroom 5'8" x 6'4" (1.73m x 1.95m)



The family bathroom has a modern white suite comprising panelled bath with a modern mains powered shower over, Velux window, tiled walls and flooring, wash hand basin with a mixer tap over, low level WC, heated towel rail, shaver point and an extractor fan.

Outside



The property is approached from the road over a driveway providing parking for several vehicles. The front garden is lawned and shrubbed with gated access to the rear garden.

To The Rear



The rear gardens are a particular feature of the property having a large Indian stone patio area running along the rear with metal pergola over creating a lovely place to sit and relax. The well tended immaculate gardens are a delight being planted with various plants and shrubs. There is a potting shed with views over the countryside along with a second patio area to the side that takes in the country views. The property also has a summerhouse, outside lighting and outside tap. There are two raised beds for vegetable planting.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Views



View from the Rear Garden



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

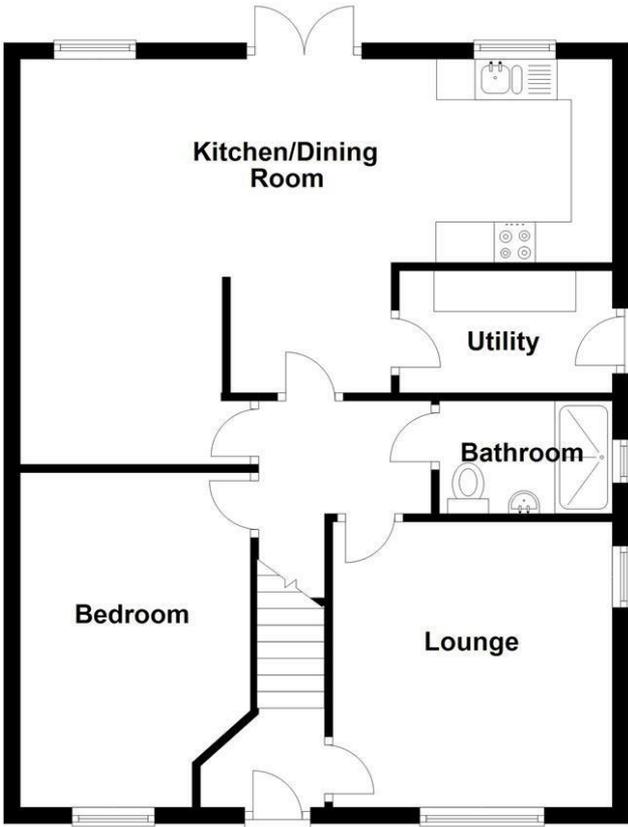
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

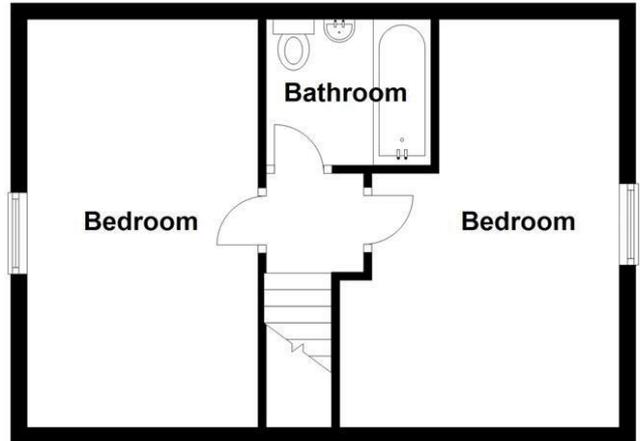
Ground Floor

Approx. 66.3 sq. metres (713.4 sq. feet)



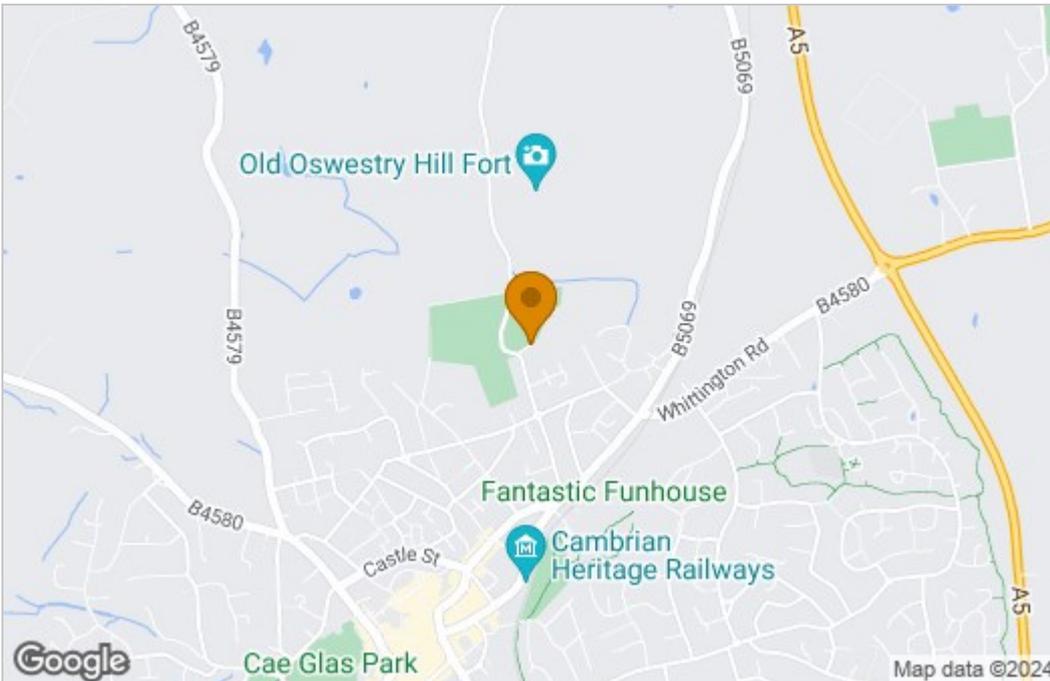
First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 102.4 sq. metres (1102.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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