

# Town & Country

Estate & Letting Agents



**19 Summerfield Close, Oswestry, SY11 2YA**

**£299,950**

Town and Country Oswestry are delighted to present to the market this EXTENDED THREE BEDROOM DETACHED HOME, situated in a popular residential area within The meadows catchment area of Oswestry which provides a good range of shopping and leisure facilities. The property benefits from gas central heating and upvc double glazing. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and utility, three good sized bedrooms, shower room and a separate family bathroom and driveway leading to a garage. The front gardens are gravelled and shrubbed whilst the rear gardens are lawned and paved.

### Directions

From our Willow street office proceed out of town following the one way system back into the town. Turn left down Salop road and then turn left into Middleton road. Continue along where the road becomes Cabin Lane. Turn right into Aston Way and then first right into Summerfield Close. The property will be found on the right hand side down a private driveway.

### Hallway

With a part glazed door to the front, door to the lounge, telephone point, radiator and stairs off the first floor.

### Lounge 11'8" x 13'0" (3.56 x 3.96)



With a square bay window to the front, laminate flooring, wooden fire surround, marble hearth and inset gas fire, glazed door to the dining room and a radiator.

### Additional Photograph



### Dining Room 14'10" x 9'10" (4.52 x 3.00)



With laminate flooring, under stairs cupboard, double glazed doors to the kitchen and a radiator.

### Additional Photograph.



### Kitchen/ Breakfast Room 9'8" x 24'4" (2.95 x 7.41)



The well appointed and spacious kitchen/ breakfast room is fitted with a good range of base and wall units in birch with contrasting work surfaces over, breakfast bar, stainless steel sink and drainer unit with mixer tap over, two windows to the rear overlooking the garden, French doors to the rear garden, tile effect laminate flooring, integrated dishwasher, eye level electric double oven, ceramic

hob, stainless steel splashback, part tiled walls, chimney extractor fan and integrated fridge freezer. A door leads through to the utility.

#### Additional Photograph..



#### Additional Photograph...



#### Additional Photograph....



#### Utility Room 7'7" x 6'6" (2.32 x 1.98)



Fitted with base and wall units with worksurfaces over, stainless steel sink and drainer unit, plumbing for a washing machine and tumble drier, door to the side, Worcester boiler, tile effect laminate flooring and radiator.

#### Cloakroom

With a window to the side, low level W/C and tile effect laminate flooring.

#### Landing

Having a loft hatch giving access to the loft, airing cupboard off with tank and shelving and doors leading to all first floor rooms.

#### Bedroom One 15'0" x 11'1" (4.58 x 3.39)



The main bedroom was originally two bedrooms and could be converted back if the buyer wishes. Having laminate flooring, mirror fronted wardrobes with rails and shelves, radiator and two windows to the front.

### Additional Photograph.....

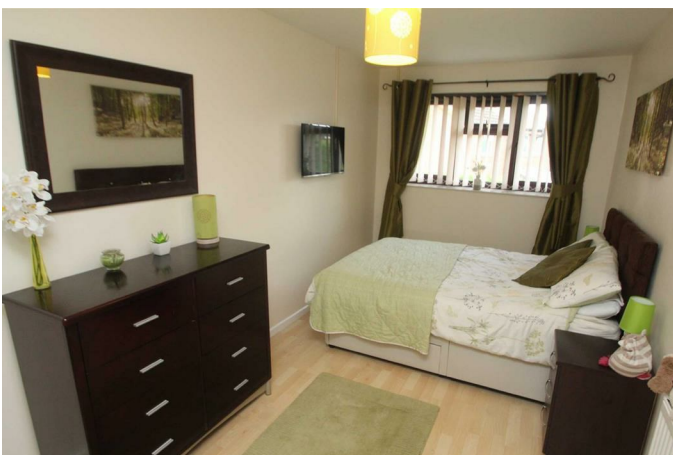


### Shower Room



The shower room is located across from bedroom two and could be adapted to be an en suite. Having a window to the rear, wash hand basin with a mixer tap over, corner shower cubicle with Triton electric shower, heated towel rail, exposed floor boards and extractor fan.

### Bedroom Two 14'3" x 7'6" (4.35 x 2.28)



The second double bedroom has a window to the front, laminate flooring, radiator, loft hatch and mirror fronted built in wardrobes with rails and shelving.

### Bedroom Three 9'7" x 8'5" (2.91 x 2.57)



The third double bedroom has a window to the rear, laminate flooring and a built in cupboard.

### Bathroom



The family bathroom has a panelled bath with mixer taps and shower head over, wash hand basin with mixer taps over, low level w.c., part tiled walls, heated towel rail, shaver light, window to the rear and exposed floorboards.

### Garage

The property has an integral single garage with an up and over door, power and lighting.

## Front Garden



To the front of the property there is a driveway providing parking along with gravelled and shrubbed gardens to either side. A canopy style porch leads to the front door and a gated side access leads to the rear.

## Rear Garden



The lovely, private rear garden has a patio area across the rear with lawned and shrubbed gardens beyond. There is a shed and outside lighting making it ideal for entertaining.

## Additional Photograph.....



## Additional Photograph.....



## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

## Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Services

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

## Tenure

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

### **Additional Information**

#### Additional Information

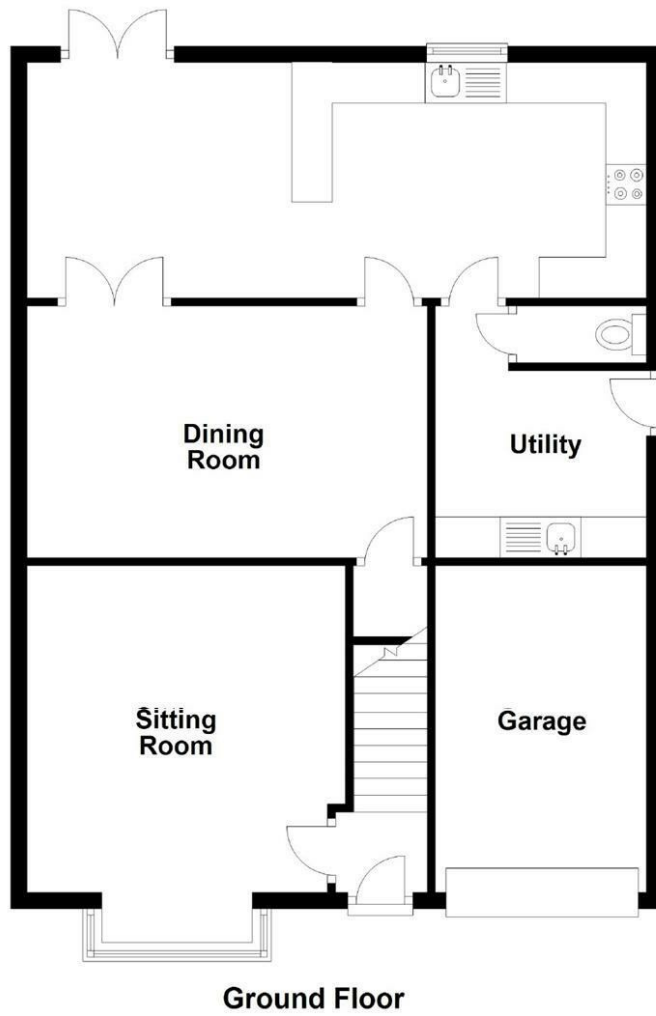
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

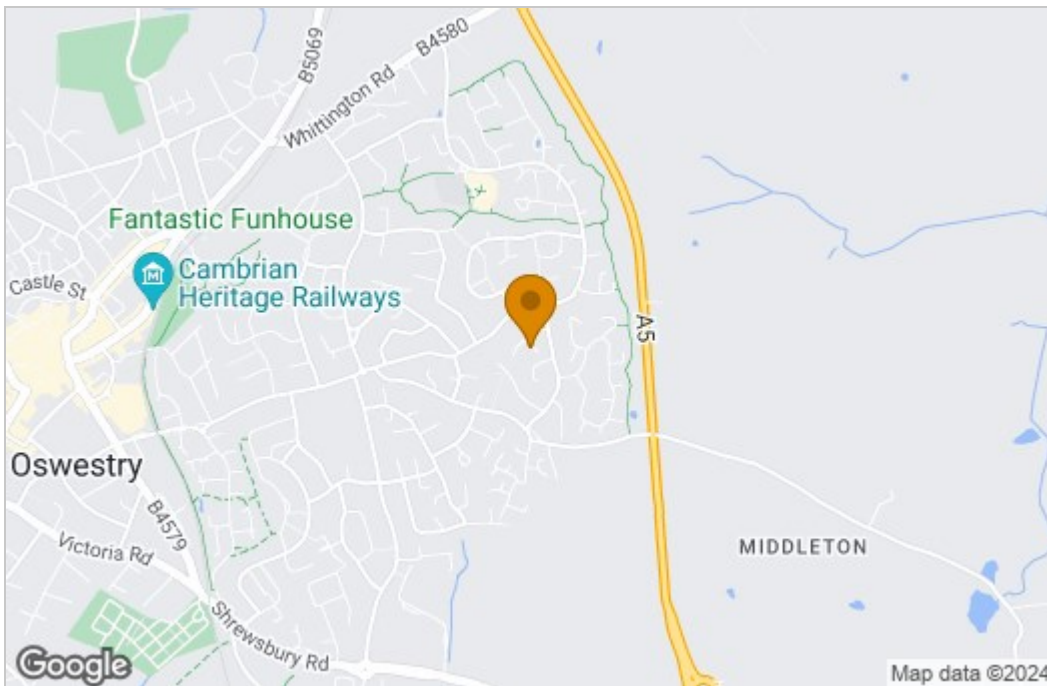
### **Town and Country**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

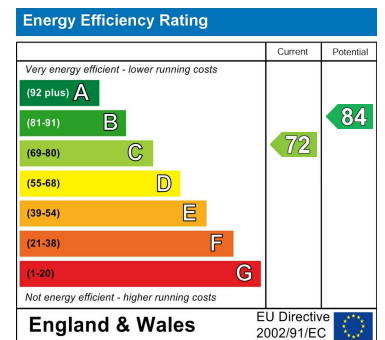
## Floor Plan



## 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