

Town & Country

Estate & Letting Agents



34 Ferrers Road, Oswestry, SY11 2EY

Offers In The Region Of £242,000

WITH NO ONWARD CHAIN! Town and Country Oswestry offer this immaculate, bright, spacious period family home set in a popular residential street within walking distance of Oswestry town centre. The property has been well maintained by the present owners and offers a lounge, open plan dining room and kitchen, ground floor bathroom, first floor landing, three bedrooms, shower room and fantastic loft room having its own en-suite. There is a courtyard to the front and a great rear garden with a good sized lawn. Oswestry offers all day to day amenities including schools, shops and road links to larger towns and cities.

Directions



From our Oswestry office take the Salop Road out of town. Turn right into Roff Street and then left into Ferrers Road where the property will be seen on the right hand side, identified by our For Sale board.

Entrance Porch



A covered porch with decorative tiled entrance and a part glazed door leads into the property.

Hallway

The hallway opens out onto the spacious lounge.

Lounge 17'6" x 12'11" (5.35m x 3.96m)



The bright, spacious lounge has a sash bay window to front letting in lots of natural light, a feature fireplace with a cast iron inset and decorative tiled hearth, television point, alcove cupboard, picture rail and understairs cupboard. Stairs leading to the first floor landing and a door leads through to the dining room.

Additional Photo



Dining Room 12'11" x 11'3" (3.96m x 3.43m)



The versatile dining room opens onto the kitchen and is a great place to entertain and dine. Having a feature inset multifuel burner, original alcove cupboards, picture rail, radiator and glazed doors to leading out to the rear garden.

Additional Photo



Kitchen 19'10" x 7'0" (6.05m x 2.15m)



The modern grey gloss kitchen has tiled flooring and

part tiled walls with a modern range of fitted base/eye level wall units, worktops over and a 1 1/2 bowl stainless steel sink. The kitchen features an integrated oven with a four burner gas hob, stainless steel splashback, chimney style extractor fan, spotlights, integrated fridge and freezer, space and plumbing for dishwasher. With a glazed door to the garden, a full length window and second window letting in lots of light and a door leading to the bathroom.

Bathroom 7'0" x 7'0" (2.15m x 2.15m)



The modern bathroom has tiled flooring and part tiled walls, fitted corner bath with a mixer tap and shower head, wash hand basin on a vanity unit with a mixer tap over, low level WC, heated towel rail, a window to the rear, spotlights, extractor fan and a cupboard with space and plumbing for a tumble dryer and washing machine.

First Floor Landing

The landing area has a radiator and stairs leading to the loft room. Doors lead off to the bedrooms and the shower room.

Bedroom One 12'11" x 11'2" (3.94m x 3.41m)



A good sized double bedroom with two windows to the front a feature fireplace and a radiator

Bedroom Two 11'3" x 9'6" (3.44m x 2.91m)



A second good sized double bedroom with a window to the rear, a cast iron feature fireplace and a radiator.

Bedroom Three 11'3" x 7'1" (3.45m x 2.17m)

The third bedroom has a window to the rear, a cupboard housing the gas fired boiler, separate storage alcove and a radiator.

Shower Room 7'3" x 3'9" (2.23m x 1.15m)



With a window to the side, the shower room has wood flooring, corner shower cubicle with rainfall shower and separate shower head, wash hand basin with a mixer tap, low level WC and a heated towel rail.

Loft Room 19'0" x 12'0" (5.81m x 3.68m)

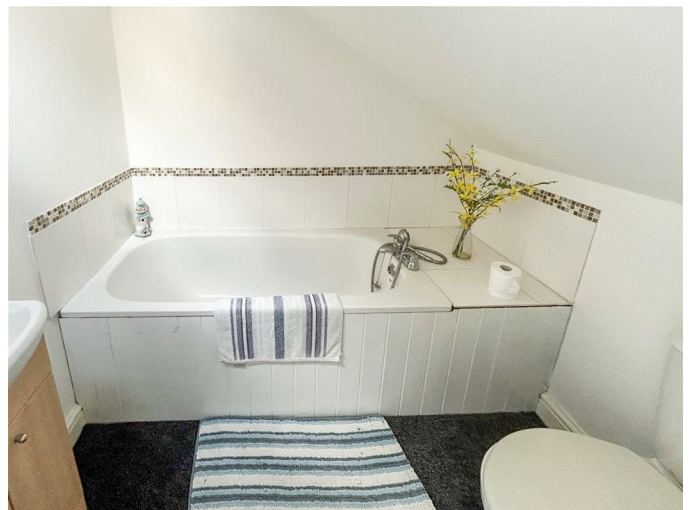


The loft room is a fantastic space and has lovely exposed brick work and a velux window. There is access to under eaves storage and ensuite facilities.

Additional Photo



En Suite



The en suite has part tiled walls, panel bath with a shower attachment, wash hand basin on a vanity

unit with a mixer tap over, extractor fan, low level WC and part tiled walls.

To The Front



To the front of the property there is a low maintenance garden with gravelled and planted areas. A pathway leads to the front door with a low brick wall boundary.

Additional Photo



Rear Garden



The rear garden is another great feature of this property and has a brick paved pathway leading to the patio. The patio leads down to a great lawned area which is fully enclosed. There is an outside tap and gated access to the rear.

Additional Photo



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 B.

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

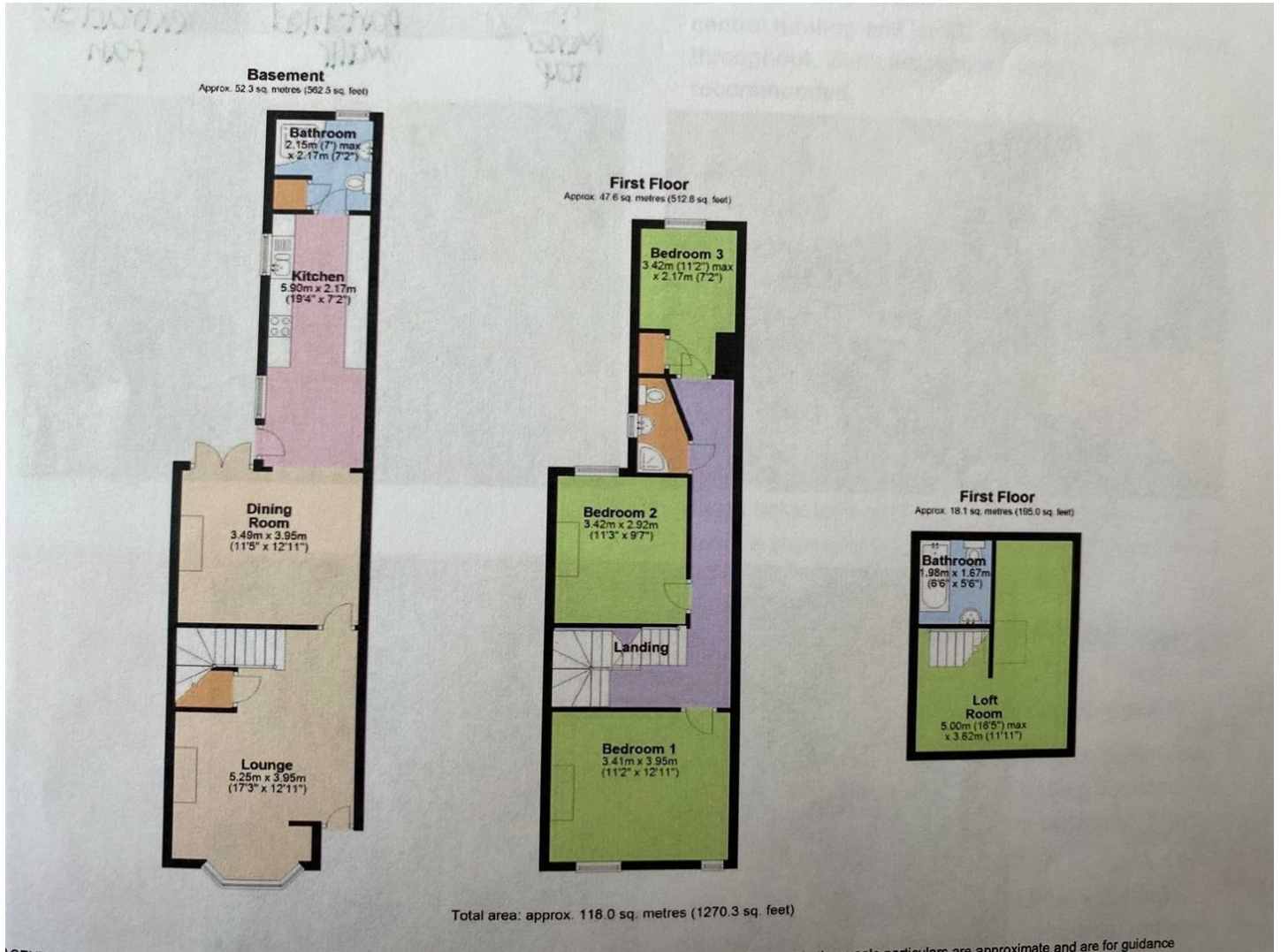
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

Parking

Residents are allocated two parking permits for on-street parking.

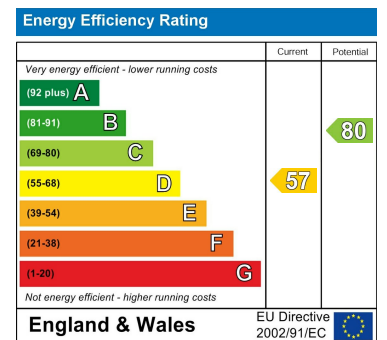
Floor Plan



Area Map



Energy Efficiency Graph



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