

# Town & Country

Estate & Letting Agents



**54 The Carriages Gobowen Road, Oswestry, SY11 1BX**

**Offers In The Region Of £130,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, modern two bedroom first floor apartment located on the outskirts of Oswestry town. The property is ideal for First Time Buyers or investors and has bright, well laid out accommodation with off road parking. Accommodation comprise a hallway, two bedrooms (one with en suite) shower room and an open plan lounge/ dining room and kitchen. Oswestry offers all daily amenities including shops with the property being ideally placed for accessing larger road networks.



## Directions

From our Oswestry office continue up Willow Street and Turn right onto Castle Street follow the one way system onto Beatrice Street. From there continue and keep in the left lane where the turning onto the development will be found on the right just after the Cambrian Buildings. Follow the road down to the bottom of the development where the property will be found.

## Hallway

With vinyl flooring, radiator and a window to the front. A door leads out to the communal entrance which is secure and accessed via key pad entry. The hallway opens out onto the lounge and doors lead off to the bedrooms and the shower room.

## Lounge/Kitchen/Dining Room 19'1" x 14'6" (5.82m x 4.43m )

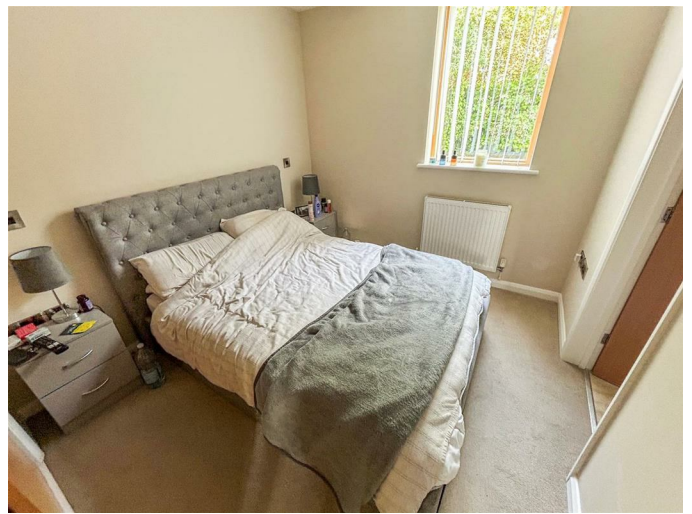


An open plan, bright space with sliding doors to the front leading onto the balcony and window to the side and rear. The kitchen has a range of base and wall units with work surfaces over, part tiled walls, tiled flooring, wall mounted gas fired Worcester boiler, integrated dishwasher and fridge/freezer, stainless steel sink, Bosch electric oven, gas hob and chimney extractor fan. The lounge area has a radiator and wood effect flooring.

## Additional Photo



## Bedroom One 11'2" x 8'2" (3.41m x 2.5m )



With a window to the rear, bedroom one has an ensuite, built in wardrobes and a radiator.

## En suite



The en suite is fully tiled and has a panelled bath with shower over and a mixer tap, wall hung wash hand basin and mixer tap, a heated towel rail, extractor fan and spotlights.



### Bedroom Two 8'1" x 11'2" (2.48m x 3.42m)



Bedroom two has a window to the rear and a radiator.

### Bathroom



The fully tiled bathroom suite features a shower cubicle, W/C wall mounted wash hand basin and mixer tap, a heated towel rail and spotlights.

### To The Outside



To the outside there is off road parking and access to the secure communal entrance door.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://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 leasehold, 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 C.

### 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.

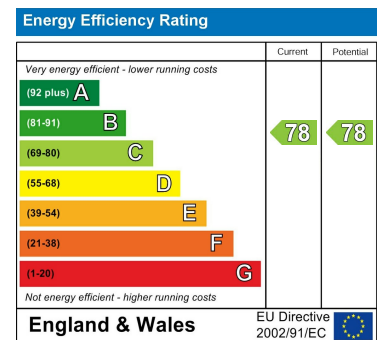
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

## Area Map



## Energy Efficiency Graph



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