

# Town & Country

Estate & Letting Agents



**4 Oakwood Close, Whittington, SY11 4PT**

**Offers In The Region Of £315,000**

Town and Country Oswestry offer this beautiful detached three bedroom family home set in a private cul de sac on the outskirts of the sought after village of Whittington. The property has been extended to the rear to provide spacious living accommodation along with three good sized bedrooms (one en suite) and a family bathroom. The kitchen and bathrooms are all recently updated to create a real modern feel. To the outside there are gardens front and rear along with a driveway providing parking. A lovely property in a superb location not to be missed!!



### Directions

From our Oswestry office take the Whittington road out of the town. At the roundabout proceed straight over towards Whittington. On entering the village, continue along before turning right onto Yew Tree Avenue. Take the first turning on the left into Oaklands Drive and then first right again. Take the second right into Oakwood Close where the property will be found on the right.

### Accommodation Comprises

#### Hallway

Having wood effect flooring, stairs leading to the first floor, a part glazed door to the front and doors leading to the lounge and the sitting room.

#### Sitting Room 15'5" x 7'4" (4.70m x 2.26m)



The sitting room is a very versatile room ideal for a number of uses. Having a window to the front, built in cupboard housing the Worcester gas fired boiler, space for a tumble drier and a radiator.

#### Lounge 13'11" x 9'6" (4.25m x 2.91m)



The good sized lounge has a window to the front, radiator, coved ceiling and an under stairs cupboard. A door leads through to the kitchen.

#### Kitchen 21'2" x 7'6" (6.46m x 2.29m)



The kitchen is beautifully appointed being fitted with a range of gloss fronted base and wall units with granite work tops over and matching upstands, space for an American fridge, Hotpoint ceramic hob with a glass splashback, and modern extractor fan over, Hotpoint eye level oven and separate grill, integrated dishwasher, inset one and a half bowl ceramic sink, integrated fridge/ freezer, spotlighting, a window to the rear, part glazed door to the rear, vinyl flooring, radiator and opening onto the dining/family room.

#### Additional Photo



#### Additional Photo





### Dining/ Family Room 11'6" x 8'0" (3.53m x 2.46m)



The dining/ family room is another very versatile space having a window to the side and the rear overlooking the garden, French doors onto the garden, wall lighting, radiator and vinyl flooring.

### First Floor Landing

The first floor landing has a loft hatch and an airing cupboard with a tank and shelving. Doors lead to the bedrooms and the bathroom.

### Bedroom One 10'4" x 9'6" (3.16m x 2.91m)



The first double bedroom has a window to the front, radiator and recessed double wardrobes providing lots of storage. A door leads through to the en suite.

### Additional Photo



### En Suite



The well appointed en suite has a window to the front, corner shower cubicle with a mains powered shower and two shower heads, w.c. on a modern vanity unit, wash hand basin on a modern vanity unit with a mixer tap over, vinyl flooring, heated towel rail, spotlighting, extractor fan and a shaver light.

### Bedroom Two 14'0" x 8'0" (4.27m x 2.46m)



The second double bedroom has a window to the rear, radiator and a tv point.

### Bedroom Three 11'8" x 6'2" (3.57m x 1.88m)



The third bedroom has a window to the rear and a radiator.



### Family Bathroom



The stunning family bathroom has a w.c., wall mounted wash hand basin on a vanity unit with a mixer tap over, panelled bath with a mixer tap over and shower head, a window to the rear, fully tiled walls, vinyl flooring, shaver point and a heated towel rail.

### Front Gardens

To the front of the property there are lawned and shrubbed gardens along with a driveway providing parking for several vehicles. A canopy porch leads to the property.

### Rear Gardens



The rear gardens are fully enclosed and have a gravelled area with lawns beyond, shed, pergola, outside tap, shed at the side and gated side access.

### 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](http://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 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

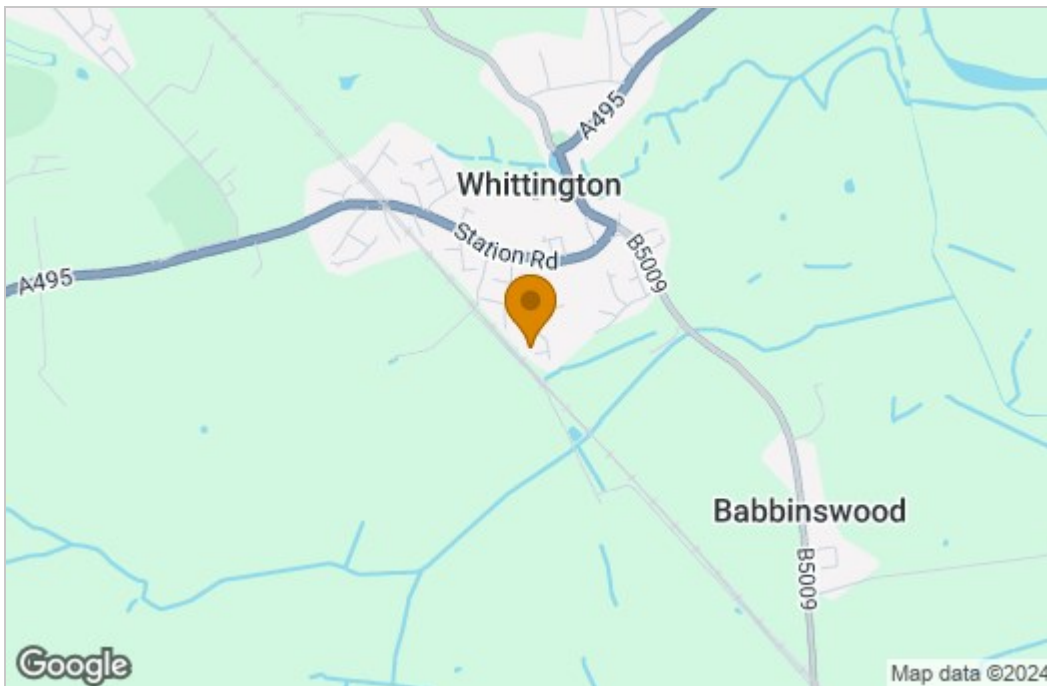
### **Additional Information**

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.

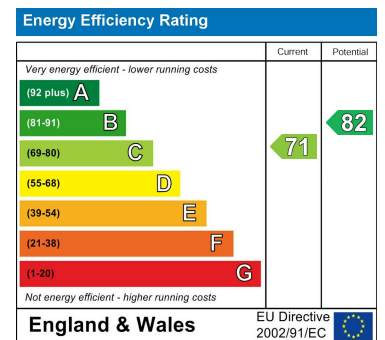
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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