

Town & Country

Estate & Letting Agents



The Nook Weston Lane, Oswestry, SY11 2BQ

Offers In The Region Of £510,000

Town and Country Oswestry offer this beautiful period family home set in a highly sought after location on the outskirts of Oswestry. The property has been sympathetically renovated and updated by the present owners to create a lovely property offering bright, spacious living accommodation along with four double bedrooms and luxury family bathroom. There are electric gates opening onto the private driveway along with gardens that wrap around the property and large garage block to the rear. Oswestry town centre is a five minute walk away offering all daily amenities and road links. Being full of character in a fantastic location, this fantastic house is not to be missed.

Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. At the junction turn left and proceed to the traffic lights. Turn right onto Upper Church Street and proceed before taking the second left onto Weston Lane. Follow the road where the property will be found on the left hand side just before the turning for Weston Avenue.

Accommodation Comprises

Porch

The porch has a quarry tiled floor and a door to the front with a lovely circular window. A door leads through to the hallway and there is an under stairs cupboard with a window and quarry tiled flooring.

Hallway 13'3" x 11'2" (4.04m x 3.41m)



The superb hallway has some great features with a staircase leading to the first floor, decorative original picture rail, quarry tiled flooring, radiator, snug area with an old fireplace and a beamed ceiling making an ideal place to sit and read. Doors lead to the lounge, dining room and the sitting room.

Sitting Room 18'9" x 13'1" (5.73m x 4.00m)



A good sized reception room having a bay window to the side, stripped floorboards, picture rail, wall

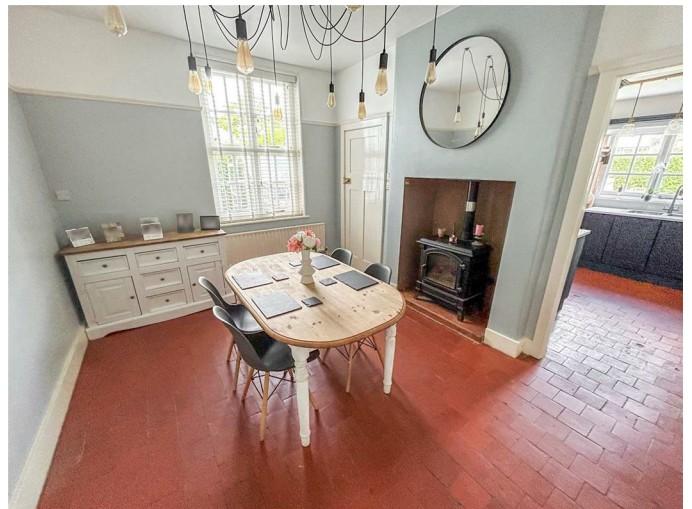
lighting, feature inset log burning stove on a slate hearth with an oak beam over, a glazed door to the side and a radiator.

Lounge 15'2" x 12'6" (4.64m x 3.82m)



The bright lounge has a bay window to the front, radiator, picture rail, wall lighting, a beautiful cast iron fireplace with a slate hearth and stripped floorboards.

Dining Room 12'6" x 9'10" (3.83m x 3.02m)



The dining room has a window to the side, radiator, picture rail, quarry tiled flooring and a feature inset log burning stove on a quarry tiled hearth. A door leads to the store with a gas fired boiler, shelving and a window to the side. A door also leads through to the kitchen.

Kitchen 12'8" x 7'7" (3.87m x 2.32m)



The well appointed kitchen is fitted with a range of modern base and wall units with contrasting granite work surfaces over, part tiled walls, Hotpoint ceramic hob, eye level Smeg electric double oven, integrated extractor fan, one and a half bowl sink with a mixer tap over, quarry tiled flooring, integrated dishwasher, two windows to the rear overlooking the garden and a door to the rear. A door leads to a useful pantry measuring 2.14m x 1.15m being fully tiled with quarry tiled flooring and shelving. A door also leads through to the utility.

Utility Room 8'1" x 7'3" (2.47m x 2.22m)



The utility room has a quarry tiled floor, a window to the rear, plumbing for a washing machine and dishwasher, granite worktops and a door to the cloakroom and the conservatory.

Cloakroom

The cloakroom has a low level w.c., wash hand basin and a quarry tiled floor.

Conservatory 10'0" x 9'4" (3.05m x 2.87m)



The conservatory has wood flooring, dwarf wall, doors leading out to the garden and an insulated roof.

Staircase



The staircase is another great feature of this home having a window to the side on the half landing and a beamed ceiling.

First Floor Landing



There is a circular window to the front, radiator, large storage cupboard, radiator, loft hatch and doors leading to the bedrooms and family bathroom.

Bedroom One 12'6" x 11'9" (3.82m x 3.60m)



The first double bedroom has two windows to the front, radiator, feature cast iron fireplace and two built in alcove cupboards.

Bedroom Two 12'2" x 12'0" (3.73m x 3.68m)



The second double bedroom has a window to the side, stripped floorboards, a feature cast iron fireplace and a built in cupboard.

Fireplace



Bedroom Three 12'6" x 9'10" (3.82m x 3.02m)



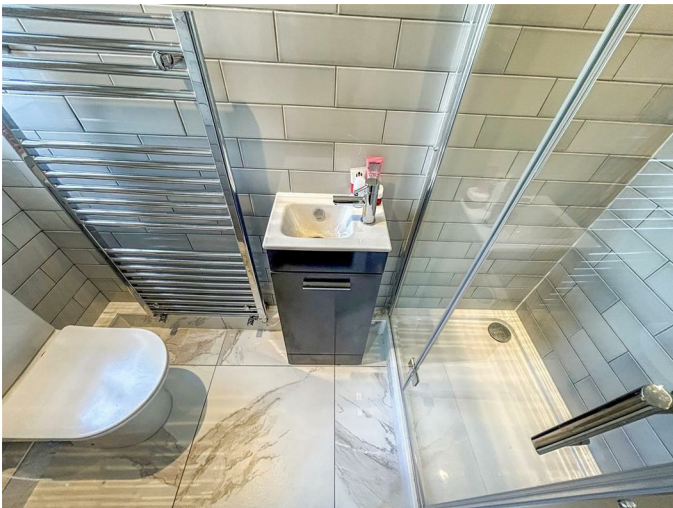
The third double bedroom has a window to the side, radiator and a feature cast iron fireplace.

Bedroom Four 9'11" x 9'3" (3.04m x 2.82m)



The fourth double bedroom has a window to the rear, two built in wardrobes, radiator and a door through to the en suite.

En suite



The en suite has a shower cubicle with mains powered shower and two shower heads, fully tiled walls, a wash hand basin on a vanity unit with a mixer tap over, low level w.c., heated towel rail, tiled floor, extractor fan, spotlighting and a window to the rear.

Family Bathroom 12'9" x 7'6" (3.90m x 2.30m)



The luxurious family bathroom is fully tiled with a low level w.c. with concealed flush, wall mounted double sink with a mixer tap over, oval bath with a central mixer tap and shower head over, separate double shower cubicle with a mains powered shower and two shower heads, vertical modern radiator, extractor fan, spotlighting and two windows to the rear.

To The Outside



The property is approached via two electric gates off Weston Lane. These open onto a good sized driveway for a number of cars and lead to the garage. The gardens are lawned and shrubbed with pretty hedge and tree boundaries. The gardens extend around to both sides. A canopy porch over the front door leads to the property.

Garage 19'4" x 8'11" (5.91m x 2.73m)

The garage has an up and over door, a door to the side, eaves storage, power and lighting.

Side Gardens



To the side there are further pretty lawned and shrubbed gardens with an ornamental pond and covered canopy area off the sitting room. A lovely private place to sit and relax. Gates lead through to the rear of the property.

Additional Photo



Rear Gardens



The rear of the property has a brick paved driveway

and patio area with a second set of gates opening onto Weston Avenue. The gardens are lawned and shrubbed with two sheds and a greenhouse. There is also access to the timber outbuilding.

Outbuilding



The outbuilding is a very versatile space having double doors to the front, a door to the side, a window to the side, power and lighting.

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 E.

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 2.00pm

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



Total area: approx. 189.2 sq. metres (2037.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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