

# Town & Country

Estate & Letting Agents



69 Salop Road, Oswestry, SY11 2RJ

£175,500

Town and Country are pleased to market this delightful Victorian mid-terrace which beautifully blends modern aspects with its original features and Victorian charm. This well-presented property boasts two reception rooms, two bedrooms, and a stylish bathroom. Situated in the heart of Oswestry, this property offers great convenience with all local amenities within walking distance and good road links to larger towns and cities. The rear garden is fully enclosed providing a lovely outdoor space. Formerly known as Trinity Terrace dating back to 1861 this property is steeped in history.

### Directions

From our office in Willow Street proceed up the road turning right onto Castle Street. Follow the road around and join the one way system onto Beatrice Street. Continue back into Town bearing right after Morrisons onto Oswald Road. Continue to the traffic lights and turn left onto Leg Street, which emerges onto Salop Road. The property will be found on the right hand side.

### Hallway

With the original front door, a radiator and stairs leading to the first floor.

### Lounge 11'2" x 11'11" (3.4 x 3.64)



Having the original sash window to the front, a radiator, coved ceiling, telephone point and an electric fire suite.

### Dining Room 12'0" x 11'5" (3.65 x 3.48)



Having a decorative open fireplace with an attractive tiled inset and wood surround, French doors to the sun room, a radiator, door to the cellar, a telephone point and an archway to the kitchen.

### Cellar

With power, lighting and meters.

### Sun Room 6'10" x 8'8" (2.09 x 2.63)



With laminated flooring, a window to the rear, and a part glazed door to the rear leading to the garden.

### Additional Photograph

### Kitchen 6'10" x 9'8" (2.08 x 2.94)



Having a good range of base and wall fitted kitchen units in light beech, a single stainless steel drainer sink, plumbing for a washing machine, an electric oven, gas hob with a extractor fan over. A Worcester Combination Boiler (installed in March 2021 with 10 year warranty), part-tiled walls, laminated flooring, space for a fridge, a radiator, a window to the side and a part-glazed door to the side.

## Landing



With a Velux window to the rear, a loft hatch and doors leading to the bedrooms and bathroom.

### Additional Photograph.

## Bedroom One 15'0" x 11'11" (4.57 x 3.64)



Having the original sash window to the front and a radiator.

## Bedroom Two 9'2" x 12'1" (2.79 x 3.69)



Having a window to the rear, covered ceiling and a radiator.

## Bathroom 9'10" x 7'0" (2.99 x 2.14)



Having a panelled bath with a mixer tap, WC, wash hand basin, corner shower cubicle with mains shower, part-tiled walls, a radiator, a window to the side and vinyl flooring.

## To the Front of the Property



The front of the property is enclosed by wrought iron fencing and approached through a wrought iron gate on to a brick enclosed courtyard.

## Rear Garden



A good sized lovely private and enclosed garden with a patio area leading onto the lawned and shrubbed gardens.

### **Agent Note**

Please note there are currently tenants in situation.

### **Tenure/Council Tax**

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

### **Services**

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

### **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), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **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.

### **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.

### **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.

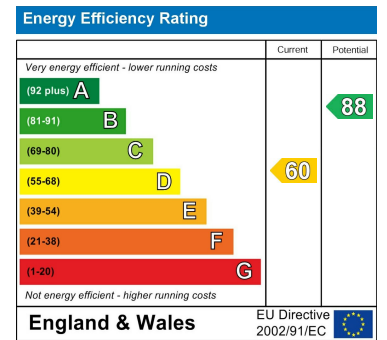
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## 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