

# Town & Country

Estate & Letting Agents



**25 Bentley Drive, Oswestry, SY11 1TQ**

**Offers In The Region Of £239,950**

MOTIVATED SELLERS OPEN TO SENSIBLE OFFERS AND WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this well presented, spacious three double bedroom family home to the market. Located in a highly regarded location on the outskirts of the town, the property offers lots of space and well laid out accommodation in a sought after area. Having a hallway, kitchen, large lounge/ dining room, cloakroom, three double bedrooms (one with a walk in dressing room), family bathroom and second shower room whilst to the outside there are well maintained gardens to the front and rear along with a garage and parking. Oswestry town centre is a five minute walk away having all daily amenities such as schools, shops and good road links.

### Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right just after The Walls Restaurant onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 yards turn left into Bentley Drive. Follow the road around where the property will be seen on the left hand side in the crescent, identified by our For Sale Board.

### Accommodation Comprises

#### Hallway

The hallway has wood flooring, stairs leading off to the first floor, spotlighting, radiator, a door leading to the front, alarm panel, under stairs cupboard and doors leading to the kitchen, cloakroom and the lounge.

#### Cloakroom



The cloakroom has a window to the front, low level w.c., wash hand basin on a vanity unit, part tiled walls, tiled flooring and a radiator.

#### Kitchen 12'9" x 7'2" (3.90m x 2.20m)



The well appointed kitchen has a window to the front, fitted base and wall units with contrasting work

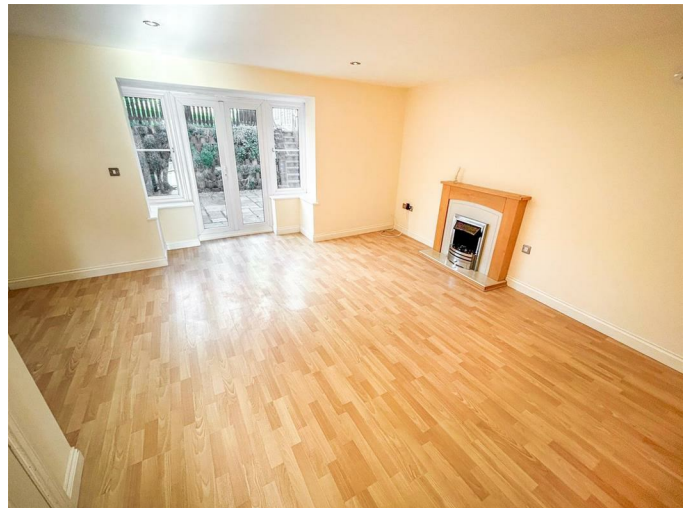
surfaces over, one and a half bowl sink with a mixer tap over, tiled flooring, radiator, electric double oven, wall mounted gas fired boiler, gas hob, chimney style extractor fan, spotlighting, plumbing for a dishwasher/ washing machine, space for a fridge/ freezer and part tiled walls.

#### Lounge/ Dining Room 17'3" x 14'10" (5.26m x 4.54m )



The good sized lounge/ dining room has French doors and side windows set within a bay leading out to the rear garden, radiator, feature focal electric fire with a marble hearth and wood surround, spotlighting, open reach point and an under stairs cupboard.

#### Additional Photo



### First Floor Landing



The first floor landing has a radiator and stairs leading to the second floor. Doors leads to two bedrooms and the family bathroom.

### Bedroom One 17'3" x 10'6" (5.26m x 3.21m )



The first double bedroom has a window to the rear, radiator and a triple door built in wardrobe offering great storage.

### Bedroom Two 13'4" x 10'0" (4.07m x 3.07m )



Bedroom two is another double bedroom having a radiator and two windows to the front with great views.

### Family Bathroom



The modern family bathroom has a panelled bath with a mixer tap and shower head over, concealed shower head and mixer controls over the bath, part tiled walls, heated towel rail, tiled flooring, wash hand basin and a low level w.c., on vanity units with a mixer tap over and a vanity cupboard over with mirror and downlighting, extractor fan and a shaver point.

### Second Floor Landing

The second floor landing has doors that lead to the third bedroom and the shower room.

### Bedroom Three 14'0" x 12'9" (4.28m x 3.9m )



The third bedroom has a window to the front with superb views, two radiators, an airing cupboard off and a door leading to the walk in dressing room.

### Dressing Room 8'6" x 5'6" (2.60m x 1.70m)



The fantastic dressing room is fitted with shelving and rails and has a radiator and access to the eaves storage.

### Shower Room



The shower room has a velux window to the rear, low level w.c., shower cubicle with a concealed shower head and controls, tiled flooring, a wash hand basin on a vanity unit with a mixer tap over and a shaver point.

### To The Outside

The property is approached along a pathway along the crescent. A path and low hedge boundary give access to the house. There is outside lighting and a low maintenance garden area.

### Rear Gardens



To the rear, the gardens are very private having an Indian stone patio ideal for entertaining and relaxing. Steps lead up to a further garden area that is mainly lawned with a shrubbed border. The garden is enclosed by fence panelling making it ideal for children and pets. A gate leads to a pathway giving access to the garage and the parking.

### Additional Photo



### Additional Photo



### Rear Elevation



### Garage and Driveway



There is a single detached garage with an up and over door with parking area to the front for two vehicles.

### Views To The Front



### 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.

### 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

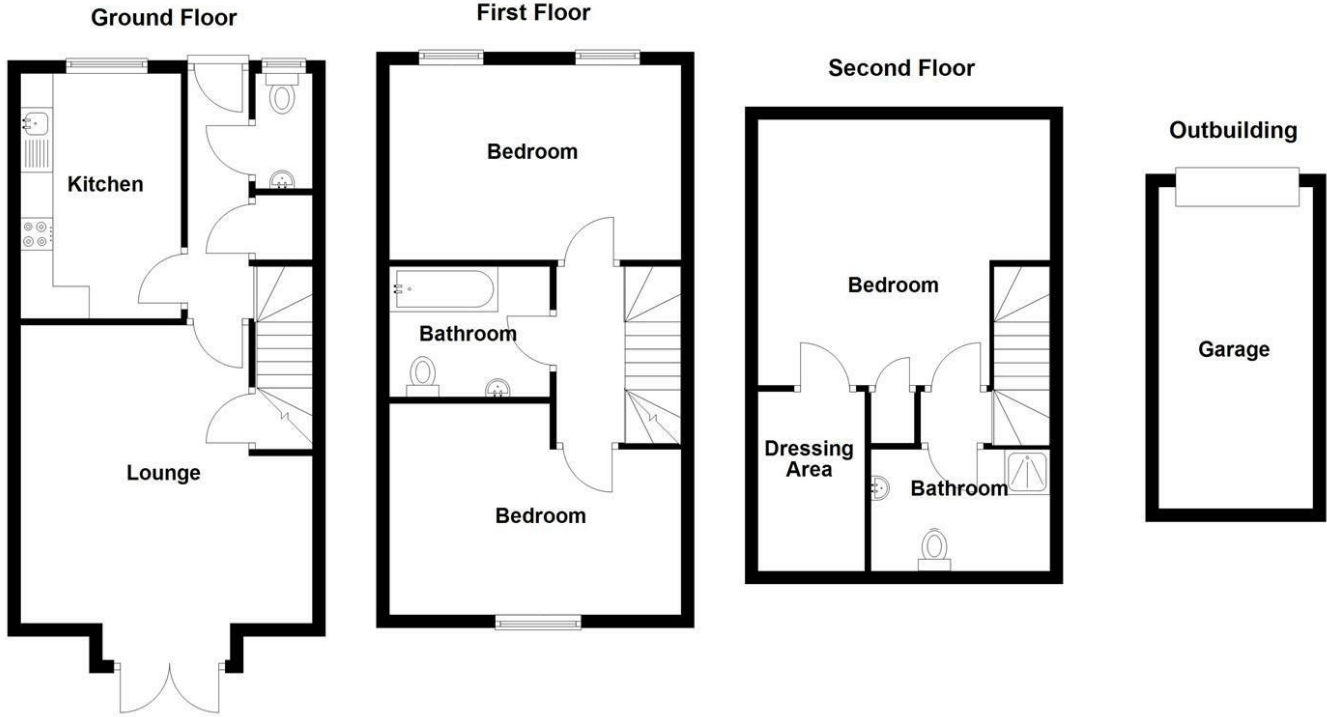
Saturday: 9.00am to 2.00pm

### **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 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.

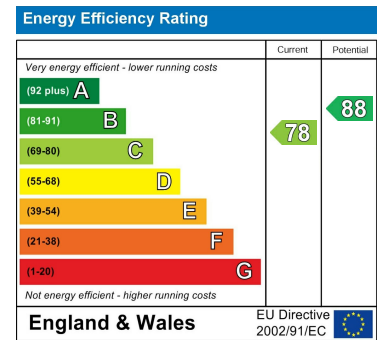
# Floor Plan



# Area Map



# Energy Efficiency Graph



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