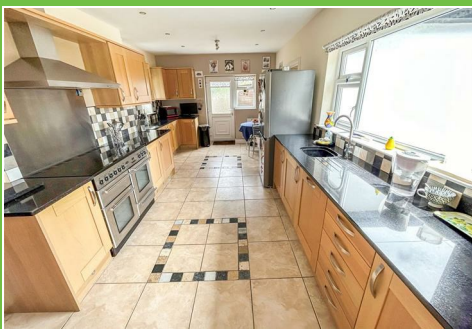


Town & Country

Estate & Letting Agents



Pipers Croft , Aston Square, SY11 4LR

Offers In The Region Of £490,000

Town and Country Oswestry offer this fantastic spacious, detached four bedroom dormer bungalow to the market. Located in Aston Square, the property is ideally placed for both Oswestry and Shrewsbury and has been lovingly maintained by the present owners. The property offers large, well load out accommodation with four bedrooms, lounge, dining room, family kitchen/ breakfast room, cloakroom, and utility. There is plenty of off road parking, views to the rear and a superb sized garden ideal for families. Located in a quiet cul de sac, the property has good road links whilst still being in a peaceful rural location.

Directions

From our Oswestry office proceed out of town, at the roundabout, take the A5 towards Shrewsbury. Proceed along this road for about a mile before turning first left sign posted Aston and Middleton. Go along this lane and turn left onto Middleton road. Take the first left into the cul de sac where the property will be found. What three words are juggler.scream.investor.

Accommodation Comprises

Entrance Porch



The entrance porch has a tiled floor, window and door to the front, shelving and storage and a glazed door with side panel leading into the hallway.

Hallway 18'0" x 6'10" (5.51m x 2.09m)



The spacious, vaulted hallway has a radiator, stairs leading to the first floor and doors leading to the ground floor rooms.

Bedroom Two 9'7" x 8'10" (2.93m x 2.71m)



Bedroom two is a double room and has a double built in wardrobe, radiator and a window to the front.

Bedroom Three 13'7" x 10'5" (4.16m x 3.19m)



A good sized double bedroom being fitted with a range of wardrobes offering good storage. Having a window to the front, radiator and spotlighting.

Family Bathroom



The well appointed family bathroom has a window

to the side, low level w.c., wash hand basin on a modern vanity unit with a mixer tap over, panelled bath with a mixer tap over, fully tiled walls, a separate double shower cubicle with an electric shower, heated towel rail, vinyl flooring, electric wall heater and spotlighting.

Boot Room/ Cloakroom



Located just off the hallway with plinth lighting and floor to ceiling storage cupboard for boots, shoes and coats. Doors lead to bedroom four and the kitchen.

Bedroom Four 8'1" x 7'6" (2.47m x 2.31m)



Having a window to the side and a radiator.

Lounge 21'8" x 14'9" (6.61m x 4.50m)



The good sized, bright lounge has a window to the side and French doors leading out to the rear garden. There is a focal fireplace with an inset propane gas fire and marble inset and hearth. There are two radiators and doors leading to the kitchen and the dining room.

Kitchen/ Breakfast Room 20'0" x 10'8" (6.11m x 3.26m)



The superb kitchen/ breakfast room is fitted with an extensive range of base and wall units with contrasting granite work surfaces over, a Rangemaster double oven with a large chimney style extractor fan over and stainless steel splashback, plinth lighting, tiled flooring, part tiled walls, an inset single sink with a mixer tap over, integrated dishwasher, space for an American fridge, radiator, a window to the front, a window to the side, spotlighting, a part glazed door to the side, a door to the utility and a window over looking the rear garden.

Dining Room 13'5" x 12'6" (4.11m x 3.83m)



The lovely dining room is a great place to entertain having a window to the front, two radiators, wood flooring and French doors opening onto the conservatory.

Utility 7'8" x 6'5" (2.34m x 1.97m)



The utility is fitted with base and wall units, plumbing and space for appliances, stainless steel sink with a mixer tap over, display cabinets, tiled flooring, part tiled walls, Firebird oil fired boiler, radiator and a window to the rear. A door leads through to the cloakroom.

Cloakroom

The cloakroom has a window to the side, low level w.c., tiled flooring and the controls for the solar panels.

Conservatory 13'6" x 9'5" (4.14m x 2.88m)



The good sized conservatory has a tiled floor, wall heater and French doors opening out onto the gardens.

To The First Floor



Stairs from the hallway lead to the first floor with a velux window and landing area ideal as a home office space or for storage. A door leads through to the bedroom.

Bedroom One 16'7" x 14'3" (5.06m x 4.36m)

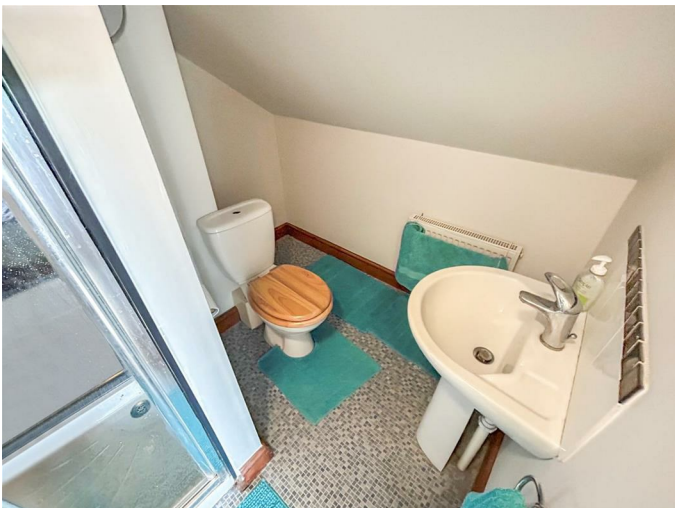


The large first floor bedroom has a window to the rear with far reaching views, velux window, built in bespoke floor to ceiling wardrobes with sliding doors, eaves storage, radiator and a door leading to the en suite.

Additional Photo



En Suite



The en suite has a shower cubicle with a mains

powered shower, wash hand basin with a mixer tap over, low level w.c., radiator, vinyl flooring and an extractor fan.

Views From Upstairs



To The Outside



The property is located in a small cul de sac and has two driveways with separate entrances providing parking for a number of vehicles leading to the house and the garage. There is gated access to both sides of the property.

Garage 17'5" x 9'4" (5.31m x 2.87m)

The garage has an up and over door, power and lighting and an outside tap to the exterior.

Rear Gardens



The rear gardens are another fantastic feature of this superb property with a large paved patio off the lounge and conservatory with extensive lawns beyond and fence boundaries. There are three sheds providing lots of storage along with outside power points and outside tap.

Additional Photo



Additional Photo



Agents Note



The property benefits from having solar panels fitted to the rear. The current owners informed us that they received £750 return in 2023.

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 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

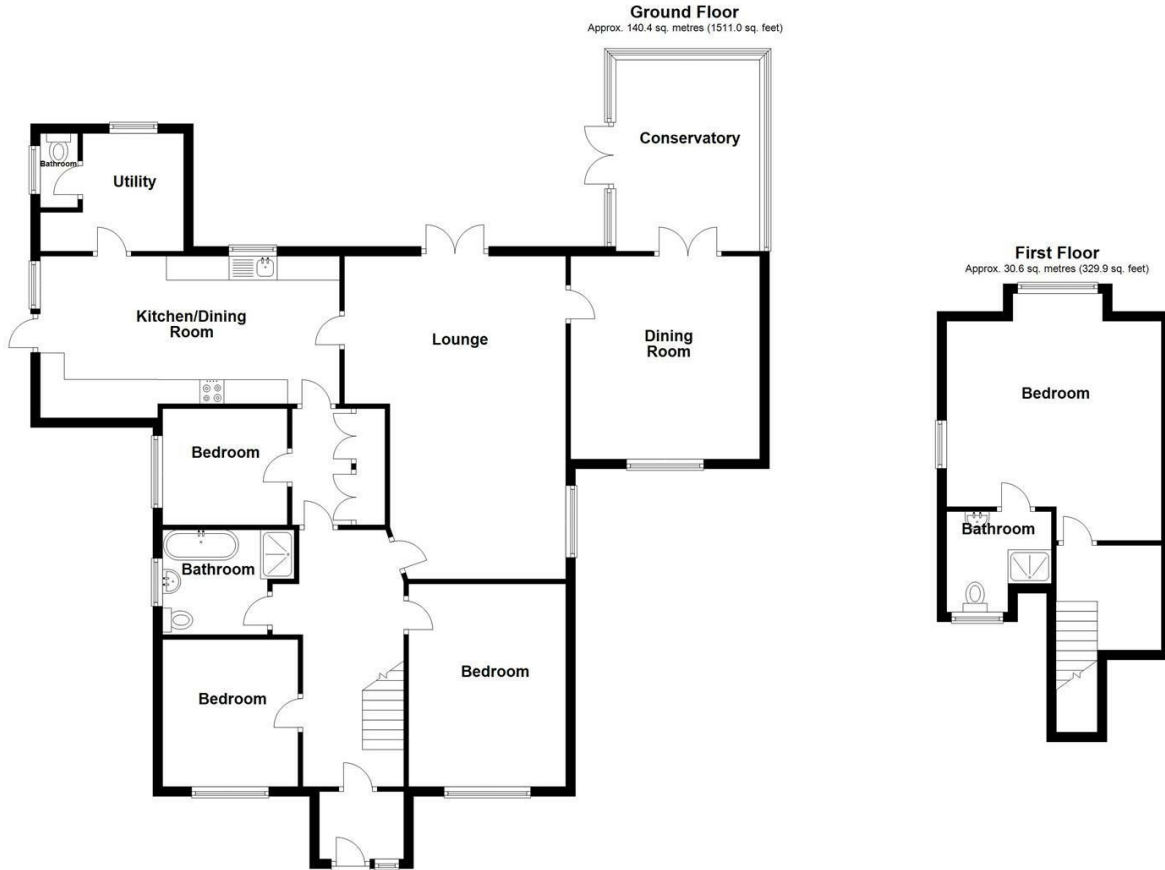
Saturday: 9.00am to 4.00pm

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.

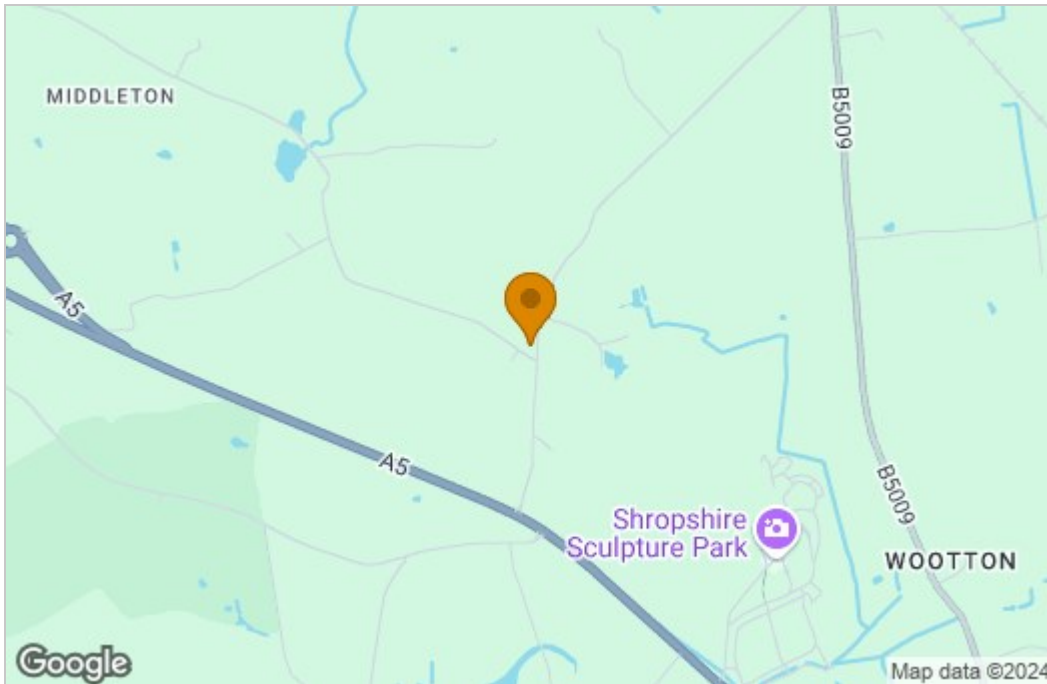
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Total area: approx. 171.0 sq. metres (1840.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	82
(69-80) C			
(55-68) D			
(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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