

Town & Country

Estate & Letting Agents



17 Lower Minster, Oswestry, SY11 1SE

Offers In The Region Of £325,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained family home in the charming and sought after area of Lower Minster, Oswestry. This delightful detached house offers a perfect blend of comfort and space. With a generous 1,270 square feet of living area, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family space. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the home. The property boasts three well-proportioned bedrooms, modern bathroom and separate cloakroom. Situated on the outskirts of the picturesque town of Oswestry, this property benefits from a friendly community and convenient access to local amenities, schools, and parks. The surrounding area is rich in history and natural beauty, making it an ideal location for those who appreciate both culture and the great outdoors.

Directions

From our Oswestry Office in Willow Street. Turn left onto Welsh Walls at the staggered crossroads and turn right into Brynhafod Road. Turn left into Llanforda Rise and proceed up the road. Turn left into Lower Minster where the property will be seen on the right hand side.

Accommodation Comprises

Hallway



The hallway has a radiator, part glazed door to the front with glazed side panels, under stairs cupboard, telephone point and doors leading to the lounge and the utility.

Lounge 21'8" x 10'11" (6.62m x 3.34m)



The spacious, bright lounge has a window to the front, French doors leading out to the rear garden with glazed side panels, two radiators, coved ceiling, stone fireplace with an inset gas fire on a quarry tiled hearth, display shelving and wall lighting. A door leads through to the dining room.

Additional Photo



Dining Room 11'10" x 10'4" (3.62m x 3.15m)



The dining room is a very versatile space having a window overlooking the rear garden, coved ceiling, stairs leading to the first floor and a glazed door leading to the kitchen.

Additional Photo



Kitchen 10'4" x 8'6" (3.15m x 2.60m)



The well appointed kitchen is fitted with a range of base and wall units with work surfaces over, display cabinets, tiled flooring, Neff gas hob, integrated eye level Neff double oven, plumbing for a washing machine, plumbing for a dishwasher, stainless steel sink with a mixer tap, part tiled walls, a window to the side and a glazed door leading to the utility.

Utility 5'8" x 5'6" (1.74m x 1.70m)

The utility has a tiled floor, space for appliances coats and shoes and a part glazed door to the side.

First Floor Landing

The first floor landing has an airing cupboard, access to the loft, coved ceiling and doors leading to the bedrooms and the bathroom.

Bedroom One 11'2" x 11'0" (3.42m x 3.36m)



The first double bedroom has a radiator, coved ceiling and a window to the rear overlooking the garden.

Bedroom Two 14'2" x 8'9" (4.34m x 2.69m)



The second double bedroom has a wash hand basin, two built in wardrobes offering good storage, wall lights and a window to the rear overlooking the garden.

Bedroom Three 9'10" x 7'2" (3.00m x 2.19m)



The third bedroom has a built in cupboard, coved ceiling and a window to the front with fantastic views over the town.

Shower Room



Cloakroom

Views To The Front



To The Outside

The property has a shrubbed garden to the front and enjoys an elevated position over the town.

Garage and Driveway 15'9" x 7'10" (4.82m x 2.40m)



The garage is located to the left hand side of the property with a passageway having upvc doors to the front and rear. The garage has an up and over door, power and lighting and a personal door to the rear. The driveway offers parking for several vehicles along with double gates leading to an area at the side of the house ideal for a caravan or storage. There is also outside lighting.

Rear Gardens



The rear gardens are another great feature of this property. There is a large patio running across the rear and to the side. Steps lead up to the garden areas with well stocked shrubbed beds and lawned gardens. There is a greenhouse, shed and a second shed with the hedging with a good storage area. The area at the side of the house is paved whilst the area to the other side is perfect to store a caravan or to allow for the property to be extended (subject to planning). The garden is fully enclosed making it ideal for children and pets.

Additional Photo



Additional Photo



Additional Photo



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, 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 D.

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

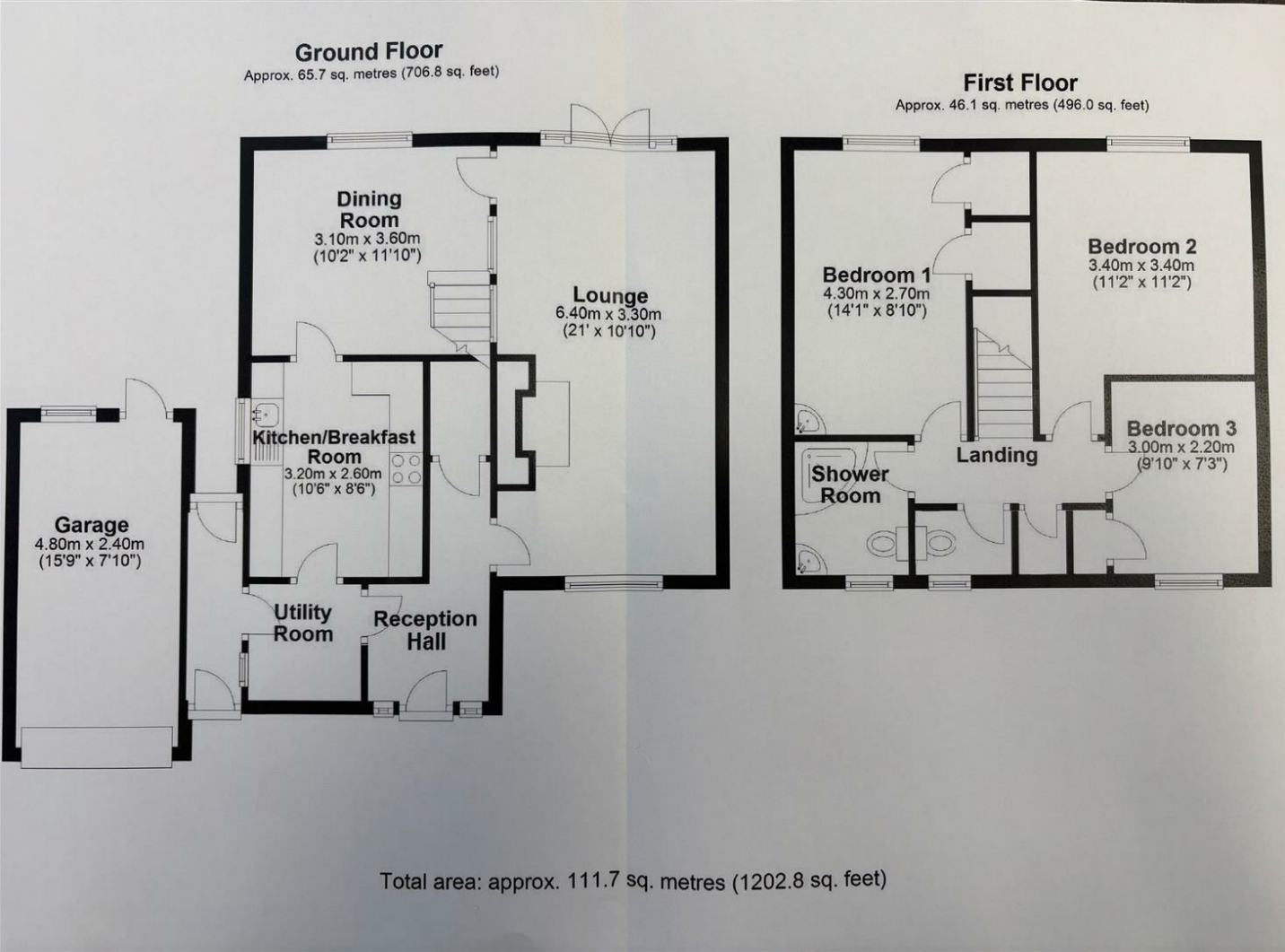
Additional Information

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.

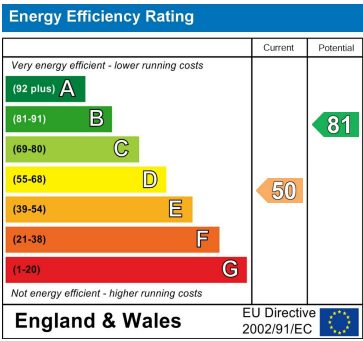
Floor Plan



Area Map



Energy Efficiency Graph



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