

# Town & Country

Estate & Letting Agents



**11 Powis Avenue, Oswestry, SY11 2JS**

**Offers In The Region Of £250,000**

Nestled on Powis Avenue in the charming town of Oswestry, this delightful dormer semi-detached bungalow offers a perfect blend of spacious accommodation and versatile living spaces. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The bungalow boasts a generous reception room, providing a welcoming area for relaxation and entertaining. The well-presented interiors are complemented by two modern bathrooms, ensuring convenience for all residents. Each room has been thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. Another great feature of this property is the parking available, making it easy for you and your guests to come and go without hassle. Situated on the edge of town, you can enjoy the tranquillity of suburban living while still being within easy reach of local amenities, shops, and schools. This bungalow is not just a house; it is a home that offers comfort, style, and practicality in a great location. Do not miss the opportunity to make this lovely property your own.



### Directions

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the one way system back into the town centre and onto Salop Road. Turn left onto Middleton Road continue straight over the mini-roundabout and then next left onto Brookhouse Road. Follow the road around into Powis Avenue where the property will be identified on the left hand side by our for sale board.

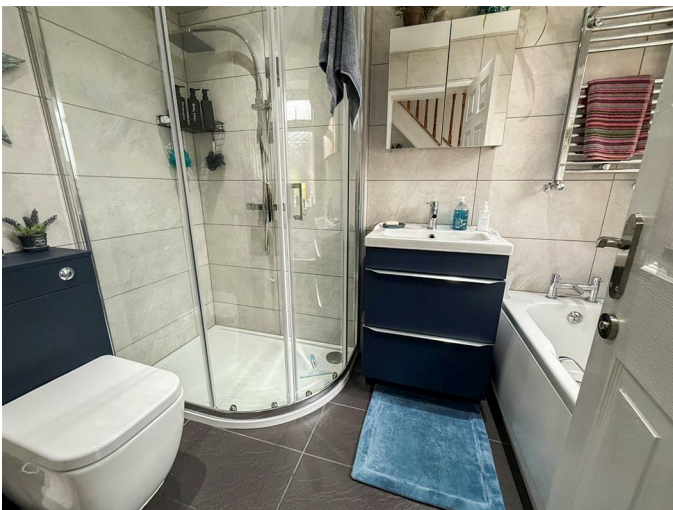
### Accommodation Comprises

#### Hallway



The good sized hallway has a part glazed door to the side and window to the side, contemporary vertical radiator and doors leading to the two ground floor bedrooms, family bathroom and the lounge. A staircase leads to the first floor.

#### Family Bathroom 8'8" x 5'5" (2.66m x 1.67m)



The modern, well appointed family bathroom has a window to the side, panelled bath with a mixer tap over, heated towel rail, wash hand basin on a vanity unit with a mixer tap over, low level w.c, on a vanity unit, corner shower cubicle with a mains powered shower with two shower heads, fully tiled walls, tiled flooring and spotlighting.

#### Bedroom Four 8'11" x 8'3" (2.74m x 2.54m)



The fourth bedroom has a window to the front and a radiator.

#### Bedroom Three 11'7" x 10'11" (3.54m x 3.34m)



The third double bedroom has a window to the front and a radiator.

#### Lounge/ Dining Room 16'7" x 10'11" (5.08m x 3.34m)



The good sized lounge/ dining room has a window



to the rear overlooking the garden, coved ceiling, contemporary vertical radiator and a door leading to the kitchen.

### **Additional Photograph**



### **Kitchen 8'10" x 7'2" (2.70m x 2.20m)**



the modern, recently installed kitchen has a range of base and wall units in grey gloss with contrasting work surfaces over, electric oven, gas hob, integrated extractor fan, single bowl sink with a mixer tap over, a window to the side, part tiled walls, vinyl flooring, plumbing for a washing machine, space for a fridge/ freezer, wall mounted gas fired boiler and French doors leading out to the rear garden.

### **First Floor Landing**



The spacious first floor landing offer a great study area having a window to the side, eaves storage and doors leading to the two first floor bedrooms.

### **Bedroom Two 13'11" x 8'11" (4.25m x 2.73m)**



The second double bedroom has a window to the side and a radiator.

### **Bedroom One 12'1" x 10'10" (3.69m x 3.32m)**



The main double bedroom has a window to the



front, radiator and a walk in wardrobe offering good storage. A door leads through to the en suite.

### En Suite



The en suite has a corner shower cubicle with mains powered shower and concealed controls, wash hand basin, low level w.c., vinyl flooring, extractor fan, and aqua panelling.

### To The Outside



The property is accessed over a driveway and parking for several vehicles. There is also a garden area to the front with shrubs and lawn. A gate at the side of the house leads to further parking and the garage.

### Rear Gardens



The rear gardens have a patio area off the kitchen with lawned and shrubbed gardens beyond all enclosed by hedging and fencing.

### Single Garage



The garage has double timber doors to the front along with a door to the side and two windows.

### 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 B.

### **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 5.00pm

Saturday: 9.00am to 2.00pm

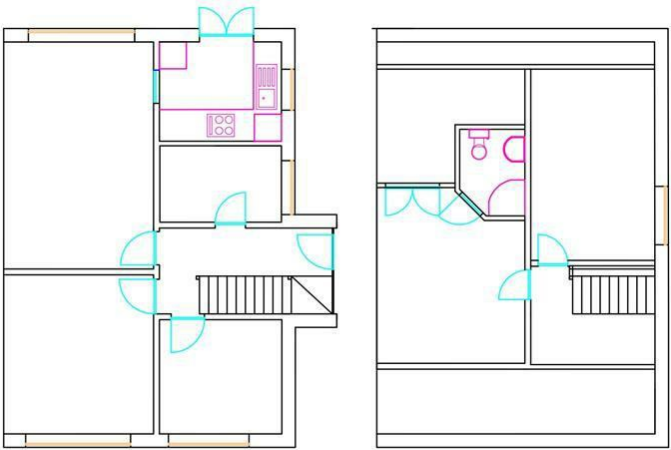
### **Additional Information**

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.

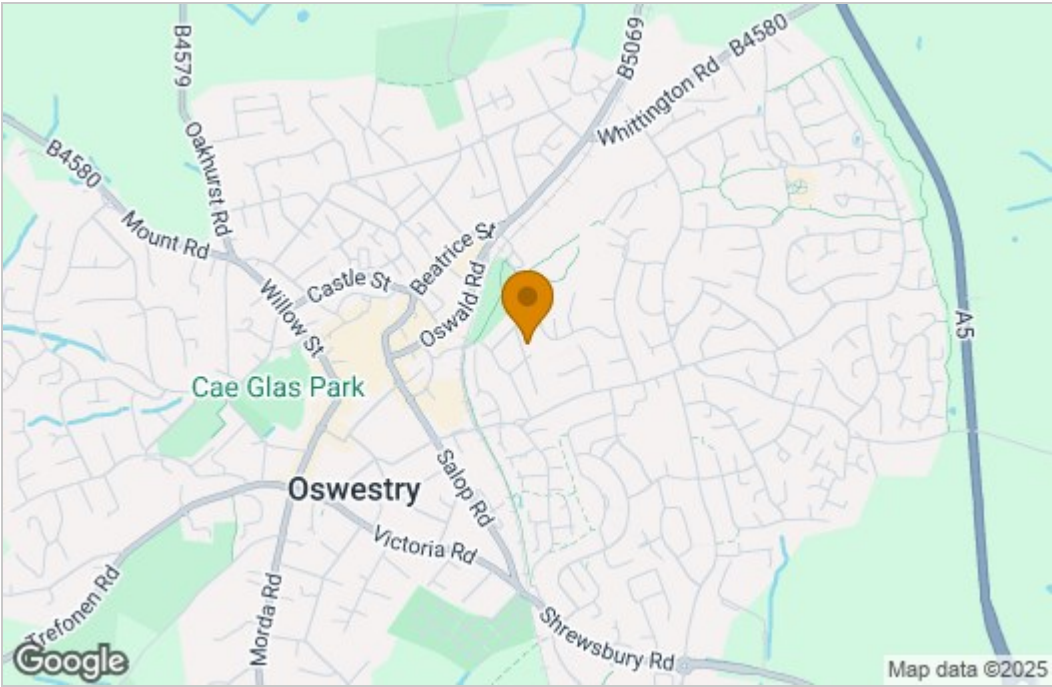
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



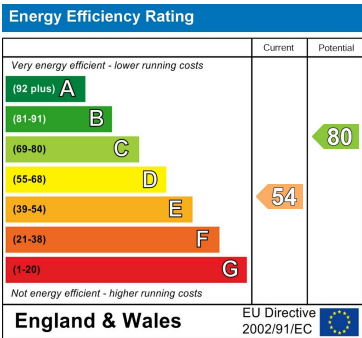
Floor Plan



Area Map



Energy Efficiency Graph



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