

Town & Country

Estate & Letting Agents



128 College Road, Oswestry, SY11 2SB

Offers In The Region Of £165,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this three bedroom semi-detached house to the market. The property comprises a lounge, dining room, kitchen, utility, three bedrooms and a bathroom. There is off road parking and garden to the front along with a carport. To the rear there is an enclosed garden. Oswestry town centre is a 10 minute walk from the property and has all daily amenities close at hand. Good road links connect the house to larger towns and cities.

Directions

From our town centre office proceed up Willow Street and turn right onto Castle Street. Follow the road around and join the one way system onto Beatrice Street. Continue back into town, bearing right after The Range onto Oswald Road. Continue to the traffic lights and turn left onto Leg Street, which continues onto Salop Road. Proceed out of town and onto Shrewsbury Road (B4579), passing The Highwayman public house on your right hand side. Take the third left hand turn after The Highwayman onto College Road. Follow the road along where the property will be found on the left hand side.

Accommodation Comprises:

Hallway 12'11" x 5'10" (3.95 x 1.79m)

The hallway has a part glazed door to the front with vinyl flooring and stairs leading to the first floor. There is a cupboard under the stairs for useful storage and a window to the side. Doors lead to the lounge and the kitchen.

Lounge 13'0" x 12'11" (3.98 x 3.94m)



The good sized lounge has a window to the front, a radiator, tiled fireplace with a fire inset and wall lights.

Dining room 9'11" x 9'0" (3.03 x 2.76m)



The second reception room has a window to the rear, a radiator and a gas fire on a hearth.

Kitchen 9'0" x 8'11" (2.75 x 2.72m)



The kitchen is fitted with a range of base and wall units, cooker point, stainless steel double sink with a mixer tap and space for appliances. There is a window to the side, laminate tile effect flooring and a useful pantry off the kitchen. A door leads to the utility room.

Utility Room 9'2" x 9'3" (2.80 x 2.82m)



The utility room has base and wall units and vinyl flooring. With a window to the side, a radiator and an Ideal Gas Boiler. A door leads out to the rear garden.

Landing



The landing has a window to the side, airing cupboard off and access to the roof space via a loft hatch. Doors lead to the bedrooms, bathroom and toilet.

Bedroom One 11'10" x 10'3" (3.61 x 3.14m)



The first double bedroom has a window to front and a radiator.

Bedroom Two 11'4" x 9'0" (3.46 x 2.76m)



The second double bedroom has a window to the rear, a radiator, a built in wardrobe and wood flooring.

Bedroom Three 7'11" x 8'11" (2.42 x 2.74m)



The third bedroom has a window to the front, a radiator and wood flooring.

Bathroom



The bathroom has a window to the rear, vinyl flooring and a radiator. There is a wash hand basin and a panelled bath with a shower over.

Separate W/C

With a high level w/c, vinyl flooring and a window to the side.

Front Garden



To the front of the property there is a driveway providing parking and leading to the carport. The garden is gravelled with hedge boundaries.

Rear Garden



The good sized rear garden is enclosed by fence panelling and has a brick built out house and raised vegetable beds.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

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.

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.

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.

Agent note

We are informed that the Grant of Probate has been applied for but not granted as yet.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

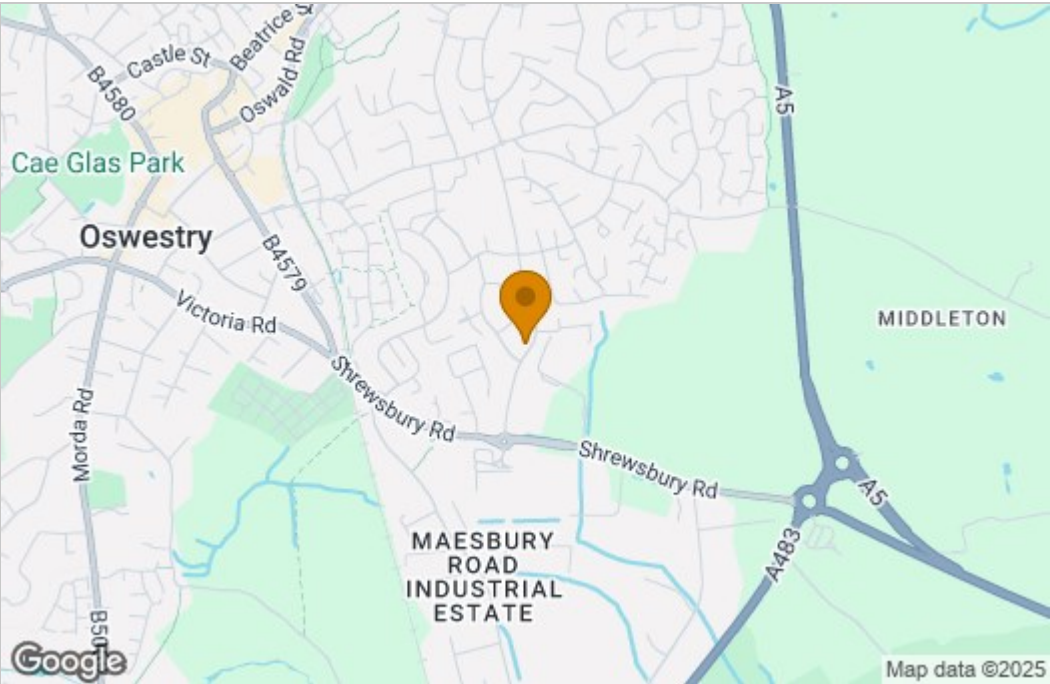
Services

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

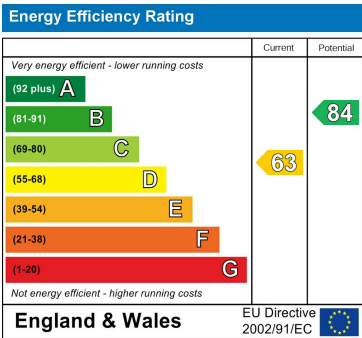
****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Floor Plan

Area Map



Energy Efficiency Graph



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