

Town & Country

Estate & Letting Agents



50 Park Avenue, Oswestry, SY11 1BA

Offers In The Region Of £295,000

Located in the desirable area of Park Avenue, Oswestry, this charming mid-terrace period property presents an exceptional opportunity for those seeking a modern and stylish home. With a stunning interior that has been fully modernised, this property boasts a perfect blend of contemporary living and classic charm. The house features two inviting reception rooms and a modern kitchen, ideal for both relaxation and entertaining guests. The spacious layout allows for a comfortable flow throughout the ground floor, making it a perfect space for family gatherings or quiet evenings in.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for family or guests. The property also includes two modern bathrooms, ensuring convenience for all occupants. One of the standout features of this home is its prime location and large rear garden. Situated within walking distance to the town centre, residents can enjoy easy access to a variety of shops, cafes, and local amenities. This sought-after location not only enhances the lifestyle of its inhabitants but also adds to the property's appeal. In summary, this mid-terrace house on Park Avenue is a remarkable find, offering a stunning interior, three bedrooms, and a prime location that is hard to beat. Whether you are a moving to the area or looking for your next family home, this property is sure to impress. Do not miss the chance to make this beautiful house your new home.

Directions

From our Oswestry office proceed up Willow Street and take the second turning onto Park Avenue. The property will be found on the right hand side after approximately 250 metres.

Accommodation Comprises

Porch

The entrance porch has outside lighting, decorative tiled quarry tiled floor and a composite front door leading into the property.

Hallway



The good sized hallway has a radiator, stairs leading to the first floor with a spindled banister, original coving and decorative moulded archway, dado rail and doors leading to the lounge, dining room and the kitchen.

Lounge 13'0" x 11'1" (3.97m x 3.40m)



The bright inviting lounge is a great space for entertaining and has a bay window to the front with modern wooden shutters, radiator, original coving, picture rail, feature open fireplace with a decorative cast iron inset and a quarry tiled hearth and stone style surround.

Dining Room 10'9" x 12'1" (3.29m x 3.70m)



The good sized dining room has a window to the rear with modern shutters, dado rail, picture rail, fitted original alcove cupboard with storage and drawers and a feature open fireplace with a decorative cast iron inset and a quarry tiled hearth and stone style surround.

Cloakroom

The modern cloakroom has a window to the side, wash hand basin on a vanity unit with a mixer tap over, low level w.c., fully tiled walls, tiled flooring, spotlighting and an illuminated mirror.

Kitchen/ Breakfast Room 16'7" x 8'10" (5.06m x 2.71m)



The modern well appointed kitchen is the real heart of this lovely home and is fitted with an extensive range of wall and base units in modern tones with a contrasting granite style slim work surface over with matching upstands and splashbacks. There are two windows to the rear overlooking the garden and a window with modern shutters and door to the side letting in lots of light. The kitchen has large larder units, breakfast bar, integrated fridge/ freezer, integrated Zanussi eye level microwave, eye level Electrolux oven, integrated Zanussi dishwasher,

integrated washing machine, Ideal wall mounted gas fired boiler in a boiler cupboard, Zanussi induction hob and chimney extractor fan over.

Additional Photo



Additional Photo



Cellar

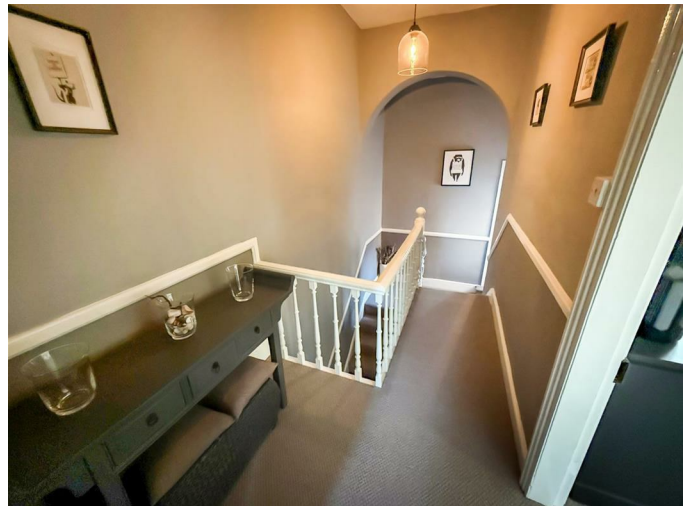
The cellar is a great space with good head room, separate store cupboard and a feature range style oven. There is an old wash tub, quarry tiled flooring and a window to the front.

First Floor



The first floor landing area has two windows to the side with modern fitted shutters, dado rail, staircase with spindled banister and access to the loft. Doors lead to the bedrooms and the bathroom.

Additional Photo



Bedroom One 16'11" x 11'3" (5.16m x 3.43m)



The large first double bedroom has three windows to the front with modern shutters, picture rail,

decorative cast iron fireplace and fitted floor to ceiling wardrobes offering great storage.

Additional Photo



Bedroom Two 12'0" x 10'8" (3.67m x 3.26m)



The second double bedroom has a window to the rear with wood shutters, picture rail, radiator and a decorative cast iron feature fireplace.

Bedroom Three 9'0" x 7'2" (2.76m x 2.20m)



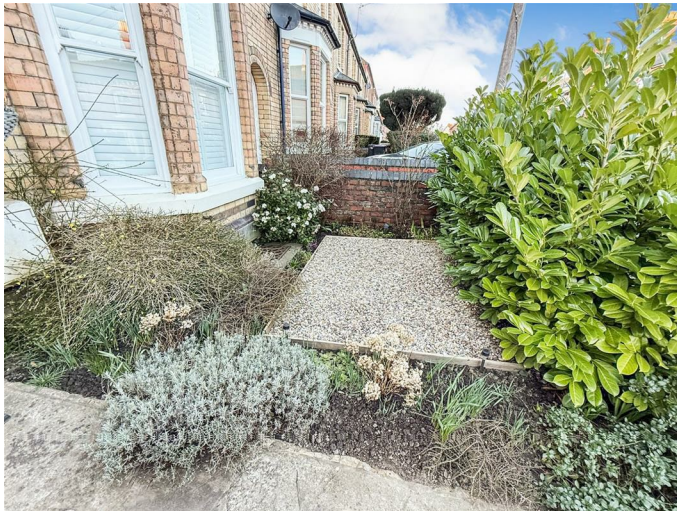
The third bedroom is currently used as an office and has a window to the rear overlooking the garden, radiator and a loft hatch.

Family Bathroom 8'6" x 5'6" (2.61m x 1.70m)



The well appointed family bathroom is fitted with a panelled bath, wash hand basin on a vanity unit with a mixer tap over, low level w.c., separate shower cubicle with a mains powered shower, part tiled walls, spotlighting, extractor fan, loft hatch and wood flooring.

To The Outside



To the front of the property there is a gravelled and shrubbed garden with a low brick wall boundary and laurel hedging. A path leads to the front door and porch.

Rear Gardens



The rear gardens are another great feature of this lovely home. There is a pretty, private brick paved patio off the kitchen ideal for relaxing and enjoying a glass of wine. The gardens extend down to the bottom with lawned and shrubbed areas, garden shed, vegetable garden, outside tap and gated access to the rear. The garden is enclosed by fencing and hedging making it ideal for families and pets.

Additional Photo



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 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 5.30pm

Saturday: 9.00am to 2.00pm

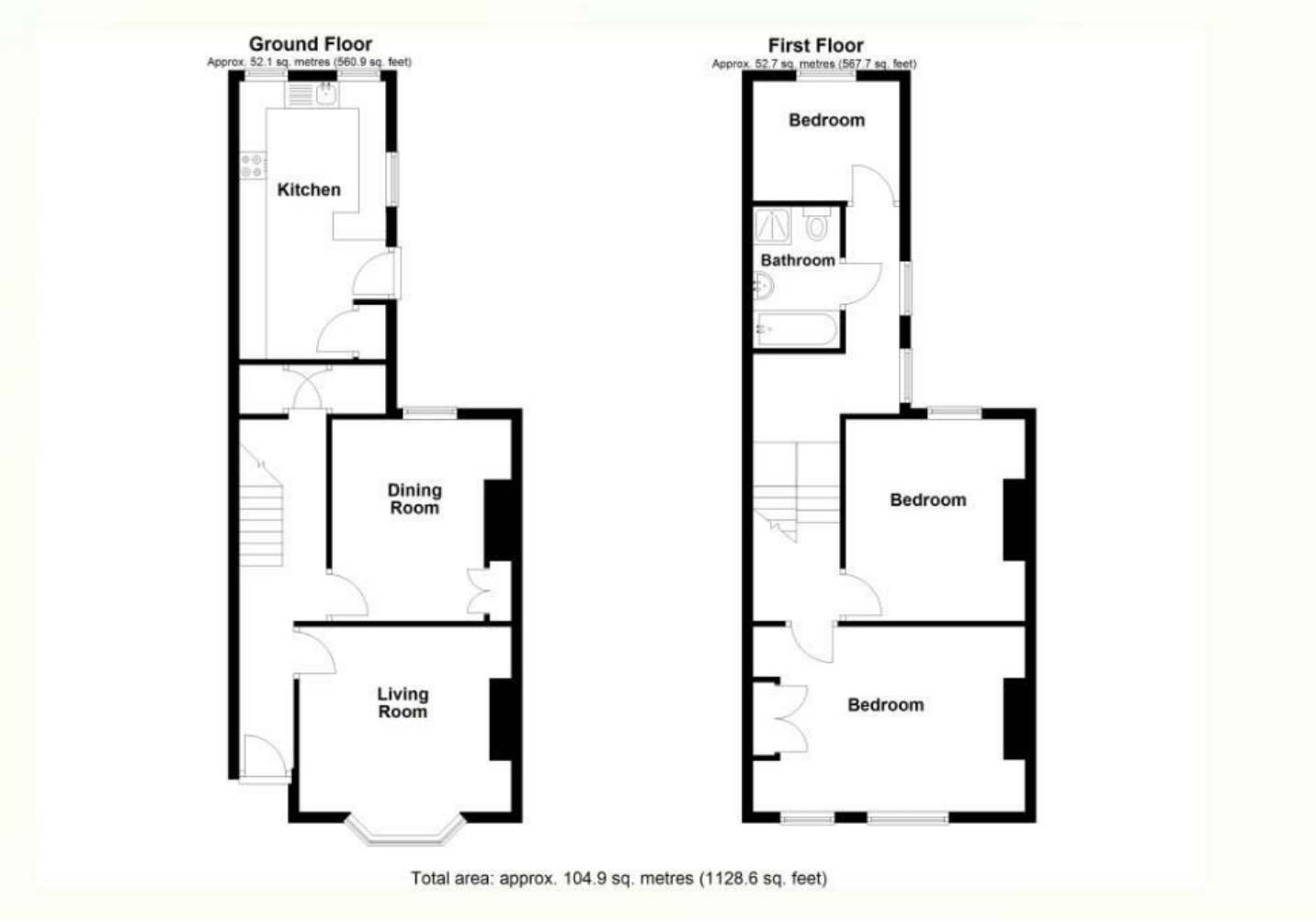
Additional Information

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.

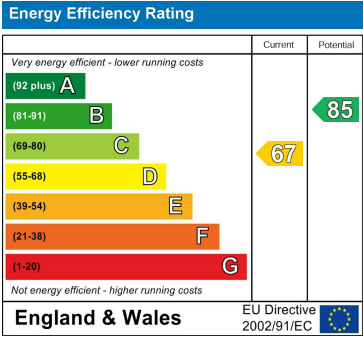
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk