

# Town & Country

Estate & Letting Agents



**38 Lime Grove, Oswestry, SY11 2QE**

**Offers In The Region Of £110,000**

Welcome to this ground floor flat located on Lime Grove in the picturesque town of Oswestry. This great property offers a spacious living environment, perfect for first-time buyers or those seeking the convenience of single-storey living having wide doors and a good layout. With a generous area of 732 square feet, the flat features a well-proportioned reception room that provides a comfortable space for relaxation and entertaining. The two double bedrooms are also of good size with the bathroom conveniently located, catering to the needs of modern living. One of the standout features of this property is the access to gardens both at the front and lending itself to disabled use. The outdoor spaces offer a lovely opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. Its location and design make it an ideal option for those looking to settle in a peaceful environment while still being close to local amenities. In summary, this spacious ground floor flat on Lime Grove is a wonderful opportunity for anyone looking to make their first step onto the property ladder or those desiring the ease of single-storey living. Don't miss the chance to view this home.



### Directions

From the Town Centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road then left into Hawthorne Grove, continue along turning right onto Lime Grove where the property will be found on the left hand side.

### Accommodation Comprises

#### Hallway



The hallway has a part glazed door to the front, window to the front, space for coats, shoes and appliances, a built in storage cupboard and doors leading to all the rooms.

#### Lounge 14'5" x 13'9" (4.40m x 4.20m)



The good sized, bright lounge has a window to the front, radiator and a wall mounted modern electric fire.

#### Bedroom Two/ Dining Room 13'1" x 9'6" (4.00m x 2.90m)



The second double bedroom is a very versatile room and could be adapted to a number of uses. Having a window to the front, dado rail, wood flooring and a radiator.

#### Kitchen 9'6" x 9'10" (2.90m x 3.00m)



The kitchen is fitted with a range of base and wall units with work surfaces over, stainless steel sink, cooker space and point, space for appliances, part tiled walls, wall mounted gas fired boiler, vinyl flooring, windows to the side and rear letting in lots of light and a part glazed door leading out to the garden.



## Bathroom



The bathroom has a panel bath, low level w.c., wash hand basin, fully tiled walls, tiled flooring and a window to the rear.

## Bedroom One 13'1" x 12'1" (4.00m x 3.70m)



The first double bedroom is a really good size and has a radiator, airing/ storage cupboard and a window to the rear overlooking the garden.

## To The Outside



The gardens are a great feature of this property being level and a good size. There is a lawned area to to the front with a path leading to the front door. A shed is located at the side of the property. The enclosed rear garden is also lawned with fruit tree and shrubs, small pond and fenced boundaries.

## 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, 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 leasehold, although purchasers must make their own enquiries via their

solicitor. The current lease is 125 years with 119 years remaining. The service charge is £41.78 per quarter and the ground rent is £10 per year.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### **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.

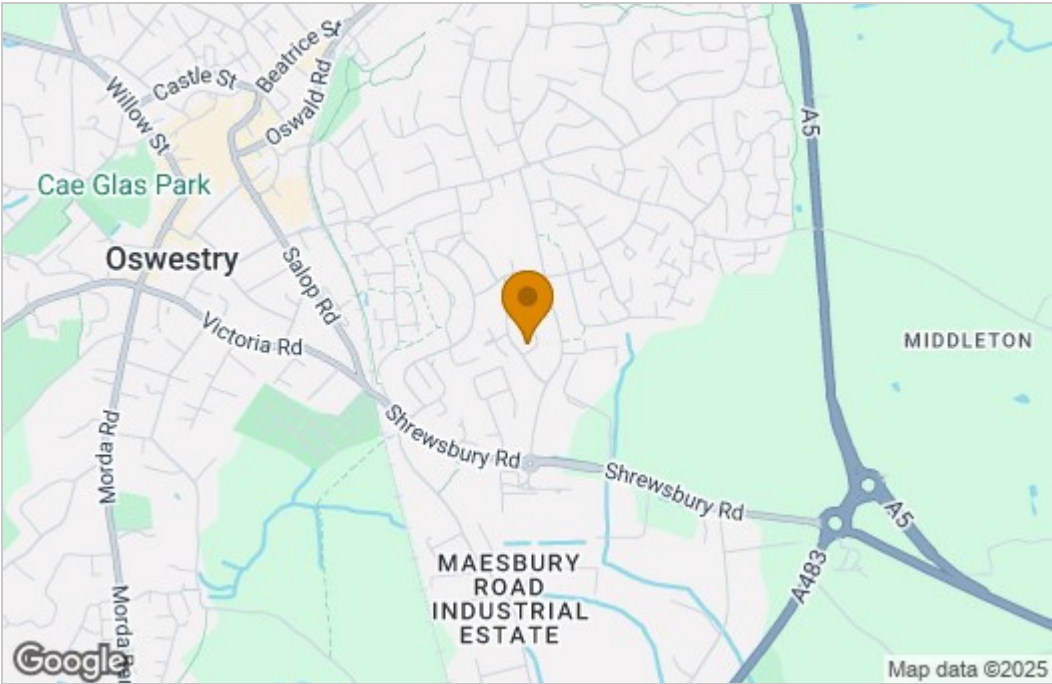
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



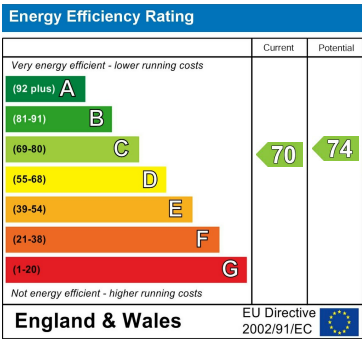
Floor Plan



Area Map



Energy Efficiency Graph



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