

Town & Country

Estate & Letting Agents



1A Barber Close, Oswestry, SY11 2UE

Offers In The Region Of £285,000

Town and Country Oswestry are delighted to bring to the market this WELL PRESENTED CORNER PLOT MODERN THREE BEDROOM DETACHED FAMILY HOME. The property offers high quality, spacious updated modern accommodation with a fully fitted kitchen and bathroom, gas central heating and Upvc double glazing throughout, and is situated on the outskirts of Oswestry Town offering a good range of amenities. There is off road parking and a good sized rear garden. An ideal family home in a great location not to be missed.

Directions



From our office in Oswestry proceed up Willow Street turning right onto Castle Street and follow the road onto Beatrice Street. Follow the road past The Carriages and turn right under the bridge onto Whittington Road and then left onto Unicorn Road. Continue on the road passing the Unicorn public house and turn left on Cabin Lane mini roundabout. Follow the road up the hill for ½ a mile and turn right onto Aston Way. Continue on this road until you reach the T-Junction and then turn left on to Heritage park where the property will be identified by our for sale board.

Accommodation Comprises

Porch

A covered porch with outside lighting leading to the front door.

Hallway

With tile effect vinyl flooring, telephone point, a part glazed door to the front and stairs leading to the first floor landing. Doors lead to the cloakroom, lounge and the kitchen.

Cloakroom



The cloakroom has vinyl flooring, radiator, WC,

wash hand basin with a mixer tap over and an extractor fan.

Lounge 10'3" x 20'2" (3.13m x 6.15m)



The bright and spacious lounge has a bay window to the front, patio doors to the rear leading out to the garden, radiator, coved ceiling, wood flooring, focal log burning stove on a marble hearth, telephone point and a TV point.

Additional Photograph



Log Burner



Additional Photograph



Kitchen/Dining Room 18'2" x 8'11" (5.55m x 2.73m)



The kitchen is fitted with a modern range of base and wall units with work surfaces over, a window to the rear and a window to the front letting in lots of light, tile effect vinyl flooring, breakfast bar, Candy stainless steel oven gas hob, chimney extractor fan, plumbing for a washing machine and dishwasher, 1½ bowl sink and mixer tap, two radiators, spotlighting and space for a fridge/freezer. The kitchen leads onto the utility room.

Additional Photograph



Utility Room 6'5" x 8'3" (1.96m x 2.53m)



With a part glazed door to the rear, radiator, base unit with sink, Worcester wall mounted boiler, plumbing for a washing machine, part tiled walls, tile effect vinyl flooring, under stairs cupboard, extractor fan and vinyl flooring.

First Floor Landing



Having a window to the rear, radiator, access to the loft area and airing cupboard with a hot water tank. Doors lead to the bedrooms and the bathroom.

Bedroom One 11'3" x 10'7" (3.44m x 3.23m)



The first double bedroom has a window to the front, radiator and a door leading to the en-suite.

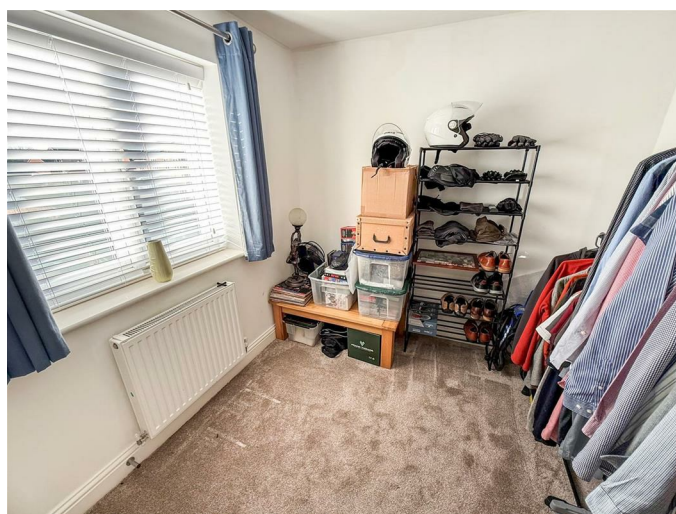
En-suite



Having a window to the rear, shower cubicle with

main shower, WC, wash hand basin with a mixer tap over, part tiled walls, shaver point, radiator, tile effect vinyl flooring and an extractor fan.

Bedroom Two 8'1" x 10'2" (2.47m x 3.11m)



The second double bedroom has a window to the rear, built-in cupboard and a radiator.

Bedroom Three 9'1" x 9'4" (2.78m x 2.86m)



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

Family Bathroom



Having a window to the front, three piece bathroom suite comprising a panelled bath with a mixer tap and shower attachment over the bath, w.c., wash hand basin with a mixer tap over, vinyl flooring, shaver point and an extractor fan.

To The Front Of The Property



The front of the property has a low maintenance resin finished area and a pathway leads to the front door. To the side of the property is a driveway providing off-road parking for two cars.

Rear Garden



The good sized rear garden gets the sun all day and has a patio area with lawns beyond, an outside tap and a pergola area makes an ideal entertaining area. There is a gate leading to the driveway. Fence panelling encloses the garden making it a safe area for children and pets. There is also a large purpose built shed ideal for storage and tools.

Additional Photograph



Hours of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country

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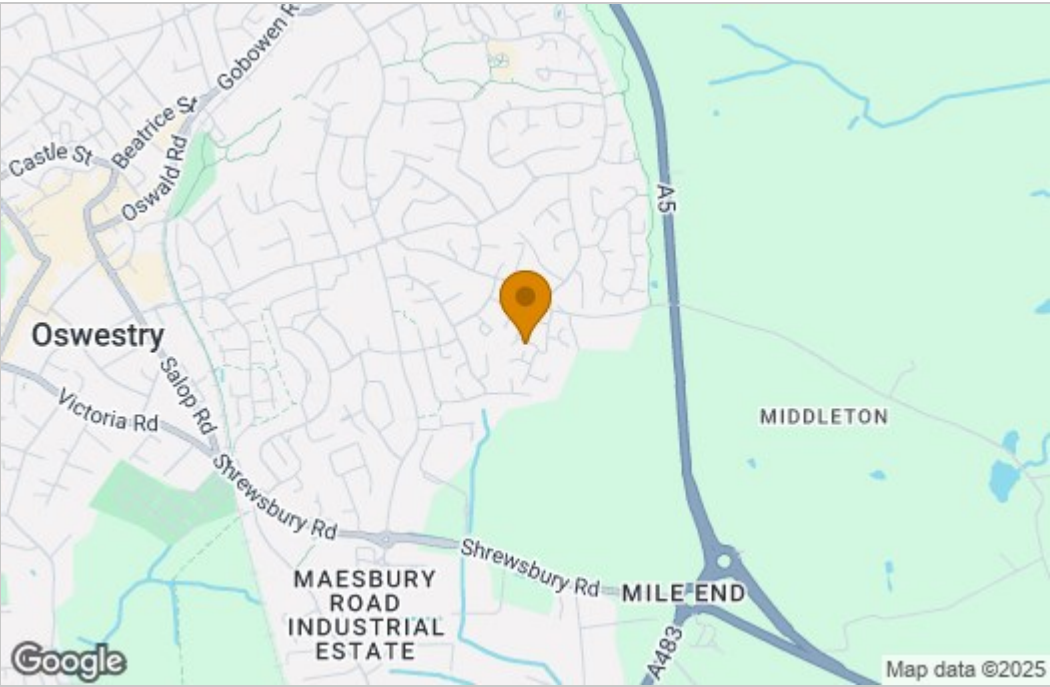
Additional Information

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.

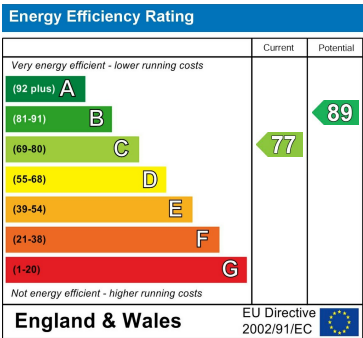
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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