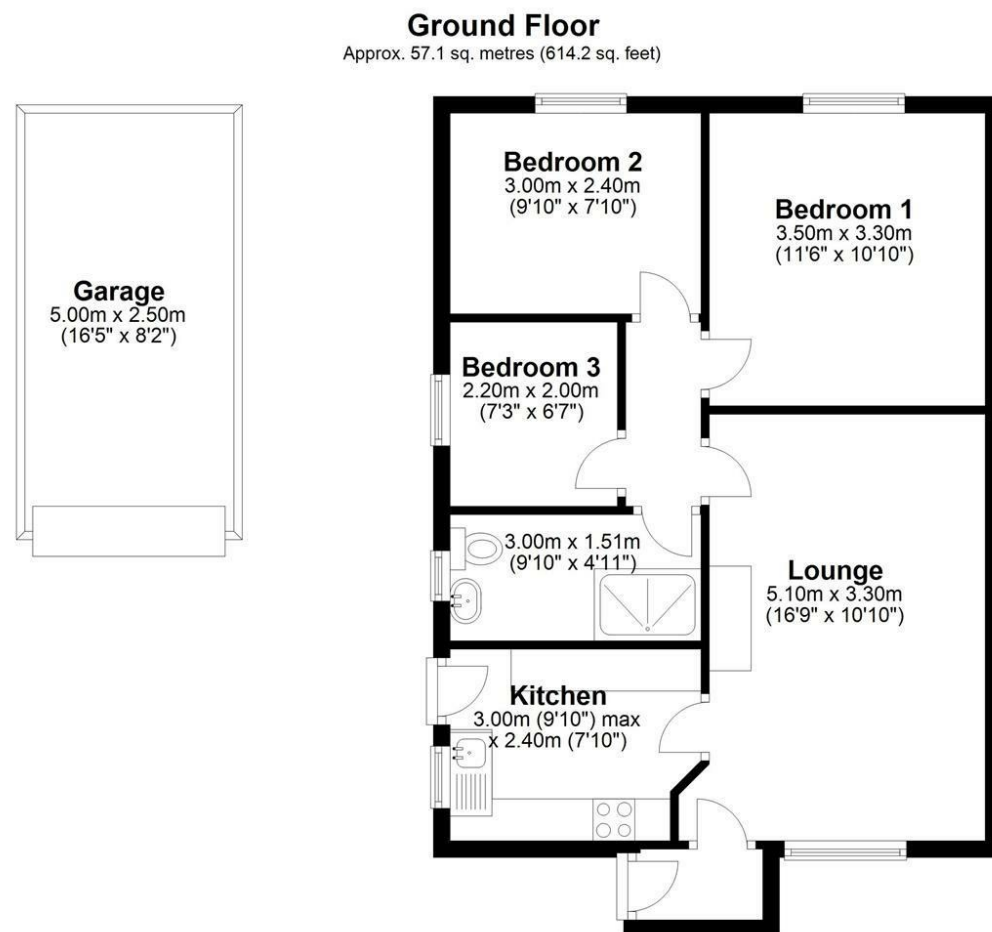


FOR SALE

45 Walford Road, Oswestry, SY11 2LE



Total area: approx. 57.1 sq. metres (614.2 sq. feet)
45 Walford Road



FOR SALE

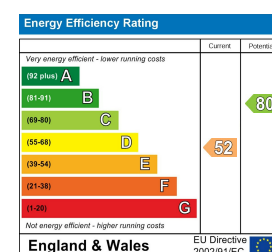
Offers in the region of £224,550

45 Walford Road, Oswestry, SY11 2LE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive and well proportioned modernised detached bungalow with good parking, garage and generous size lawned gardens, in a popular locality with easy access to town centre amenities.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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01691 670 320



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Immaculately Presented 3 Bed Bungalow
- Popular Residential Location
- Porch, Lounge, Kitchen
- Inner Hall, 3 Beds, Shower Room
- Gas Fired Central Heating
- Driveway, Garage and Gardens

DIRECTIONS

Proceed on Salop Road and take your next left into Middleton Road. Proceed along Middleton Road over the mini roundabout and take the third turn left into Monkmoor Road and left into Walford Road where the property will be observed on the right hand side.

SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, schools, both state and private. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

DESCRIPTION

A tastefully improved 3 bedroom detached bungalow which enjoys a popular residential locality being well placed for local amenities. The accommodation comprises: Entrance Hall, Lounge, Kitchen, Inner Hall, 3 Bedrooms, Shower Room, Driveway providing ample off-street parking, garage and gardens to front and rear.

ACCOMMODATION

PORCH

With quarry tile floor.

LOUNGE

With feature fireplace having wood effect painted surround with inset panel and electric coal effect fire with slate hearth, attractive oak flooring, picture window to front.

KITCHEN

With granite effect worktop having tile splash and built in stone effect contemporary sink unit, built in ELECTRIC CERAMIC HOB unit with integrated EXTRACTOR HOOD over, built in ELECTRIC OVEN, good selection of contemporary grey faced base and eye level cupboards, including drawer unit, space and connection for a washing machine, external side entrance door.

INNER HALLWAY

With access to loft space.

BEDROOM 1

With attractive rear window aspect over the rear garden.

BEDROOM 2

With rear window aspect over the garden.

BEDROOM 3

With side window aspect.

SHOWER ROOM

With contemporary suite, including grey wood effect flooring, corner shower cubicle with aqua style panelled walls and direct feed shower unit with rain head and hand held attachment, glazed splash screen, vanity unit with wash hand basin, double cupboard under and close couple WC with integrated cistern, half tiled walls, chrome ladder radiator.

OUTSIDE

Approached over a long tarmacadam driveway with ample space for a number of cars.

DETACHED BRICK GARAGE

With twin entrance doors and power connected.

THE GARDENS

The bungalow is set in generous sized gardens with a good size lawn to the front, partly bounded by low brick walling, together with a FLAGGED SUN TERRACE, partly edged by stone walling.

The rear garden forms the larger area, laid to two areas of lawn divided by a raised flag pathway and bounded in part by natural stone walling. There is a further dry stone walled bed, an attractive flowering shrub, together with a further selection of shrubs and trees, including fruit. A TIMBER GARDEN SHED. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com