



FOR SALE

Price Guide £450,000

11 Hampton Road, Oswestry, SY11 1SJ

A period detached family residence which enjoys a sought after residential locality conveniently placed for Oswestry town. No onward chain.





- **Period Detached Family Residence**
- **Sought after residential locality**
- **3 Reception Rooms**
- **4 Bedrooms**
- **Generous Rear Garden**
- **Driveway and Double Garage**

#### **DIRECTIONS**

From Oswestry town centre proceed up Willow Street, taking a left turning into Welsh Walls, proceed and take the third right turning into Brynhafod Road. Proceed into Hampton Road, around the bend, up the hill, where number 11 will be observed on the left hand side.

#### **SITUATION**

The property is situated in a pleasant residential area on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

#### **DESCRIPTION**

A period detached family residence which enjoys a sought after residential locality, being well placed for Oswestry town. To the ground floor there is a reception hall, living room, sitting room, dining room, lean to / sun room, shower room, kitchen, utility and rear lobby. To the first floor there are four double bedrooms and bathroom. Gas fired central heating system and majority UPVC double glazing.

#### **ACCOMMODATION**

A part glazed entrance door leads in to:

#### **RECEPTION HALL**

With dado rail, decorative quarry tiled floor, radiator, stairs to first floor accommodation, picture rail and coving, built in understairs storage cupboard, central heating thermostat and telephone point.

#### **LOUNGE**

17'1" max x 12'5" (5.21m max x 3.80m )

With feature double glazed bay window to front elevation, exposed wooden flooring, tiled open fireplace, picture rail and coving, radiator.

#### **SNUG**

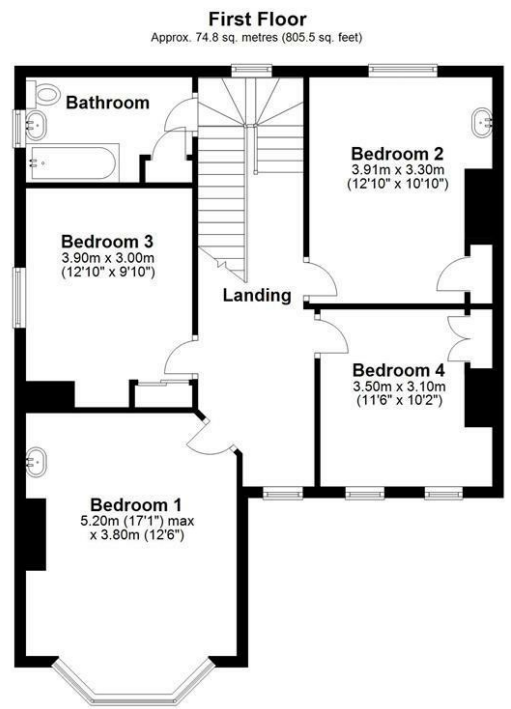
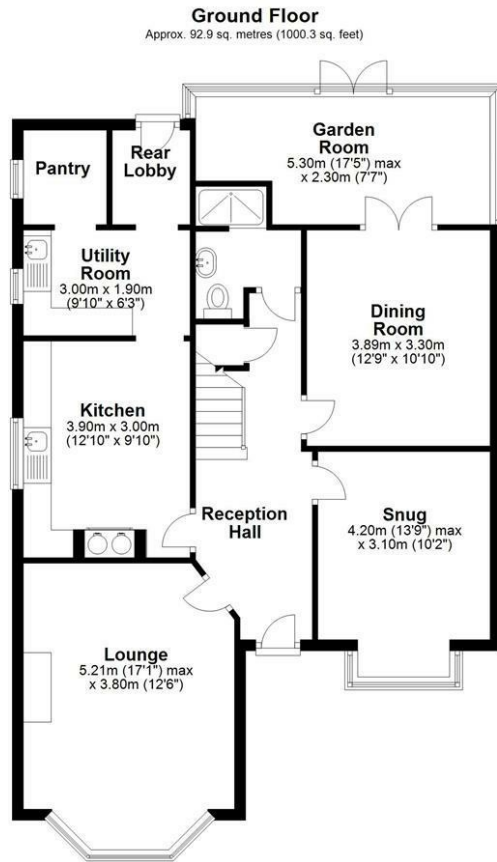
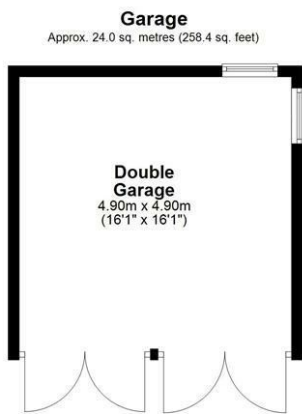
13'9" max x 10'2" (4.20m max x 3.10m)

Feature double glazed sash window to front elevation, radiator, picture rail, coving and shelved recesses.

#### **DINING ROOM**

12'9" x 10'9" (3.89m x 3.30m)

Radiator, picture rail, coving and timber double doors leading into:



Total area: approx. 191.8 sq. metres (2064.2 sq. feet)  
**11 Hampton Road**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### LEAN TO / GARDEN ROOM

17'4" max x 7'6" (5.30m max x 2.30m)

With quarry tiled floor, windows and part glazed double doors to rear garden / driveway.

#### SHOWER ROOM

Vinyl tile effect flooring, white suite comprising low level WC, pedestal wash hand basin with tiled splash back, mirror over, shower cubicle, tiled surround, glazed door, and radiator.

#### KITCHEN

12'9" x 9'10" (3.90m x 3.00m)

UPVC double glazed window to side elevation, range of fitted wall and floor units, work surfaces, stainless steel one and a half bowl sink and drainer, space and plumbing for appliances, part tiled surround, tiled floor, electric fuse box, recess spot lighting, and radiator.

#### UTILITY

9'10" x 6'2" (3.00m x 1.90m)

UPVC double glazed window to side, range of fitted wall and floor units, work surfaces, space for appliances, Belfast style sink and tiled floor.

#### PANTRY

#### ARCHWAY THROUGH TO:

#### REAR LOBBY

With radiator parkways exterior door, quarry tiled floor.

From the Reception Hall, stairs lead to lower landing with dado rail, UPVC double glazed sash window overlooking rear garden.



#### BATHROOM

UPVC double glazed window to side elevation, white suite comprising bath with tiled surround, pedestal wash hand basin, low level WC, vinyl tile effect floor covering, radiator, built in airing cupboard with shelving and gas fired central heating boiler.

#### MAIN LANDING

With UPVC double glazed sash window to front elevation, radiator and loft hatch.

#### BEDROOM 1

17'0" max x 12'5" (5.20m max x 3.80m)

UPVC double glazed bay window to front elevation, radiator, pedestal wash hand basin with tiled splashback.

#### BEDROOM 2

12'9" x 10'9" (3.91m x 3.30m)

With UPVC double glazed window to rear, radiator, vanity wash hand basin, built in wardrobe / storage cupboard.

#### BEDROOM 3

12'9" x 9'10" (3.90m x 3.00m)

UPVC double glazed window to side elevation, radiator, built in storage cupboard and central inset dressing table with mirror.

#### BEDROOM 4

11'5" x 10'2" (3.50m x 3.10m)

UPVC double glazed sash window to front, radiator and built in wardrobe.

#### OUTSIDE

To the side of the property a shared access driveway leads on to the driveway providing off road parking provision and access to:

**DOUBLE GARAGE**

16'0" x 16'0" max internal measurement (4.90m x 4.90m max internal measurement)  
With twin part glazed double doors, windows and lighting.

**GARDENS**

To the front of the property, a metal gate leads onto a pathway, which in turn leads to the front entrance. The front garden has a range of mature trees and shrubs inset in beds and borders with paving.

**GENEROUS REAR GARDEN**

With lawn and a variety of mature trees and shrubs inset with raised planting bed and shrub border adjacent to garage.

**GENERAL REMARKS****PROBATE**

It should be noted that the sale of the property is subject to Grant of Probate.

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**SERVICES**

Mains electricity, water and drainage are believed 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 D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.  
Tel: 01691 670320. Email: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)

FOR SALE

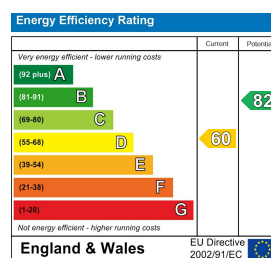
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

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