



**FOR SALE**

Offers In The Region Of £199,500

18 Barber Close, Oswestry, Shropshire, SY11 2UE

This well presented three-bedroom property is situated in a quiet cul de sac location. Warmed by gas fired central heating and benefiting from UPVC double glazing, driveway and garage. Available for sale with No Onward Chain.







- Three Bedroom Home
- Garage and Parking
- Gas Fired Central Heating
- Double Glazing
- No Onward Chain
- Must Be Viewed

#### DIRECTIONS

Proceed down Salop Road turning left into Middleton Road. Follow the road and when reaching the mini roundabout, proceed straight ahead into Cabin Lane passing the shop to your left hand side, take the next turning on the right then the first turning on the left back into Middleton Road. Proceed into Barber Close.

#### SITUATION

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

Enjoying a popular residential locality on the edge of Oswestry, a well presented three bedroom modern family house. To the ground floor there is a cloakroom, kitchen and lounge / dining room. To the first floor there are three bedrooms and bathroom. The property also benefits from a driveway providing ample off-street parking, garage and gardens.

#### ACCOMMODATION

##### COVERED ENTRANCE PORCH

With double glazed door leading into:

##### RECEPTION HALL

With radiator, staircase leading to the First Floor Landing.

##### CLOAKROOM

Comprising a two piece suite providing a low flush WC, wash hand basin, radiator.

##### LOUNGE/DINING ROOM

15'5" x 14'5" (4.70m x 4.40m)

With UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden, two radiators, storage cupboard.

##### KITCHEN

8'6" x 8'2" (2.60m x 2.50m)

The Kitchen comprises a comprehensive range of fitted base and wall units which provides a good amount of cupboard storage and drawer with worktops over, sink unit with drainer to the side, fitted double oven and grill with four ring gas hob over, UPVC double glazed window to the front elevation, Worcester wall mounted gas fired combination boiler, radiator.

##### FIRST FLOOR LANDING

With linen cupboard with radiator.

##### BEDROOM ONE

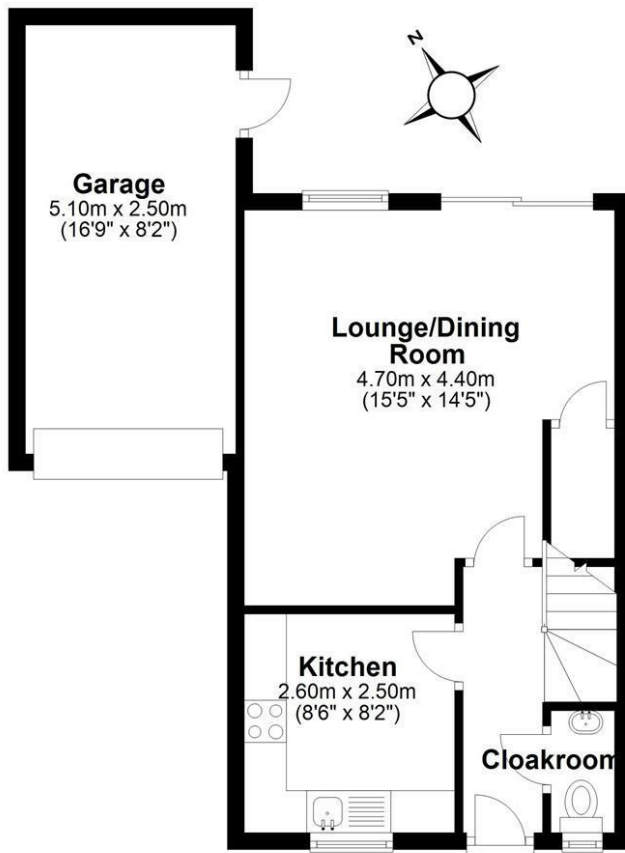
13'1" x 8'6" (4.00m x 2.60m)

With UPVC double glazed window to the front elevation, radiator.



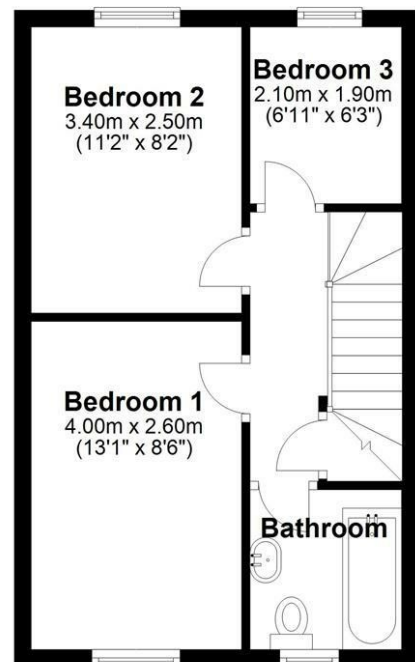
### Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



### 18 Barber Close

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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### **BEDROOM TWO**

11'1" x 8'2" (3.40m x 2.50m)

With UPVC double glazed window to the rear elevation, radiator.

#### **BEDROOM THREE**

6'10" x 6'2" (2.10m x 1.90m)

With UPVC double glazed window to the rear elevation, radiator.

#### **BATHROOM**

Comprising a three piece suite in white providing low flush WC, wash hand basin, bath with mixer tap and shower attachment, UPVC double glazed window to the front elevation, radiator.

#### **OUTSIDE**

##### **THE GARDENS**

From the road level a tarmac drive leads to the front of the property with a gate leading to the rear gardens. The front gardens are laid to lawn for ease of maintenance with path leading to the front door. The rear gardens are well worthy of mention, with fencing to the boundary. The garden is laid to lawn for ease of maintenance.

##### **GARAGE**

16'8" x 8'2" (5.10m x 2.50m)

With up and over door to the front elevation, pedestrian door to the side.

#### **GENERAL REMARKS**

##### **FIXTURES AND FITTINGS**

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



#### **SERVICES**

Mains water, electricity, drainage and gas fired central heating are understood to be connected. 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](http://www.gov.uk/council-tax-bands).

#### **VIEWINGS**

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







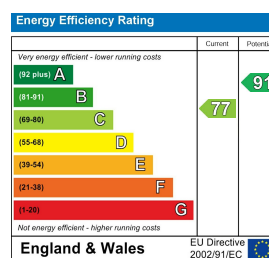
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



01691 670 320

**Oswestry Sales**  
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