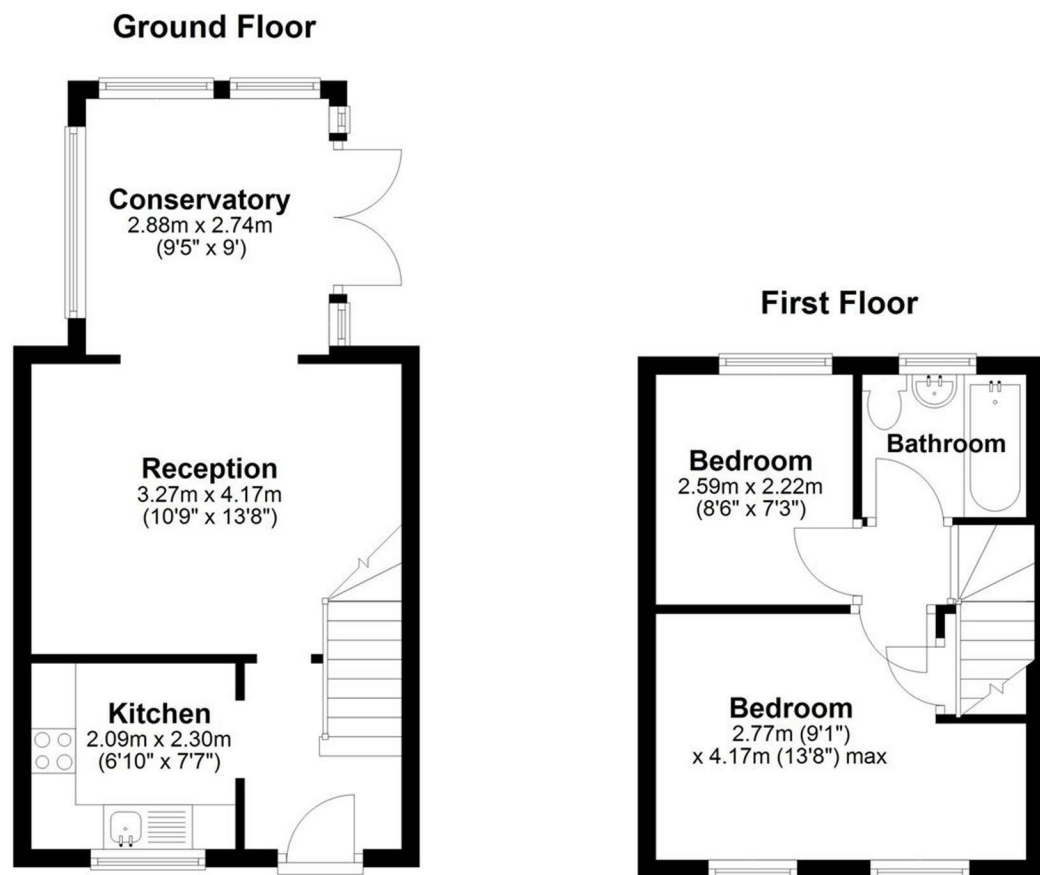


FOR SALE

17 Ascot Road, Oswestry, SY11 2RE



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

FOR SALE

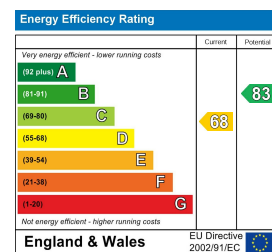
Offers in the region of £185,000

17 Ascot Road, Oswestry, SY11 2RE

**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

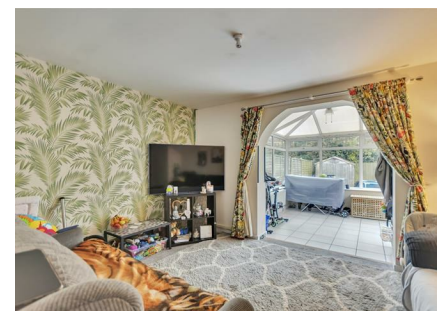


A modern 2 Bedroom Semi-Detached House situated within a popular residential area within walking distance of local amenities including primary school and and shops. The property benefits from gas central heating, double glazing, a good size conservatory, rear lawned garden and off-road parking.



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Modern 2 Bed Semi-Detached House
- Walking Distance to Local Amenities
- Gas Central Heating & Double Glazing
- Off Road Parking & Lawned Rear Garden
- Easy access to commuter links
- NO CHAIN

#### DESCRIPTION

A well presented 2 bedroom modern semi-detached house. The accommodation is well designed and benefits from a lounge and fully fitted kitchen whilst on the first floor there are two good size bedrooms and a modern bathroom. Externally the property benefits from ample off road parking to the fore and a well maintained rear garden.

#### ENTRANCE PORCH

With coach light, uPVC front door with frosted glazed panels leading through to:

#### RECEPTION HALL

Radiator, telephone point, tiled flooring. Stairs to first floor landing and doors off to:

#### KITCHEN

A range of fitted base and eye level wall units with work top over. Inset stainless steel sink with mix tap. Space for cooker with extractor hood over, fridge and washing machine. Radiator, tiled floor, part tiled walls

#### LOUNGE

Understairs cupboard, radiator, TV point, door into:

#### CONSERVATORY

Constructed with a brick base with uPVC elevations above and corrugated roof covering. French doors to the rear garden, Tiled flooring.

#### LANDING

Window to side aspect, access to roof space.

#### BEDROOM 1

Alcove space for wardrobe, overstairs cupboard housing the central heating boiler, radiator, two uPVC windows.

#### BEDROOM 2

Window to rear aspect, radiator.

#### BATHROOM

Comprising panelled bath with electric shower over and splash curtain, pedestal wash hand basin, low level flush WC. Heated towel rail, part tiled walls, extractor fan.

#### OUTSIDE

To the front of the property is a driveway providing off road parking with ornamental lawn adjoining. To the rear is an enclosed rear garden comprising of concrete tiled patio area providing an ideal outdoor entertainment area with a lawned garden adjoining.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Fitted carpets as laid 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. None of these have been tested.

#### TENURE

Freehold. Purchasers should confirm this via their solicitor.

#### COUNCIL TAX

The property is currently in Council Tax Band A - Shropshire Council.

#### VIEWINGS

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.