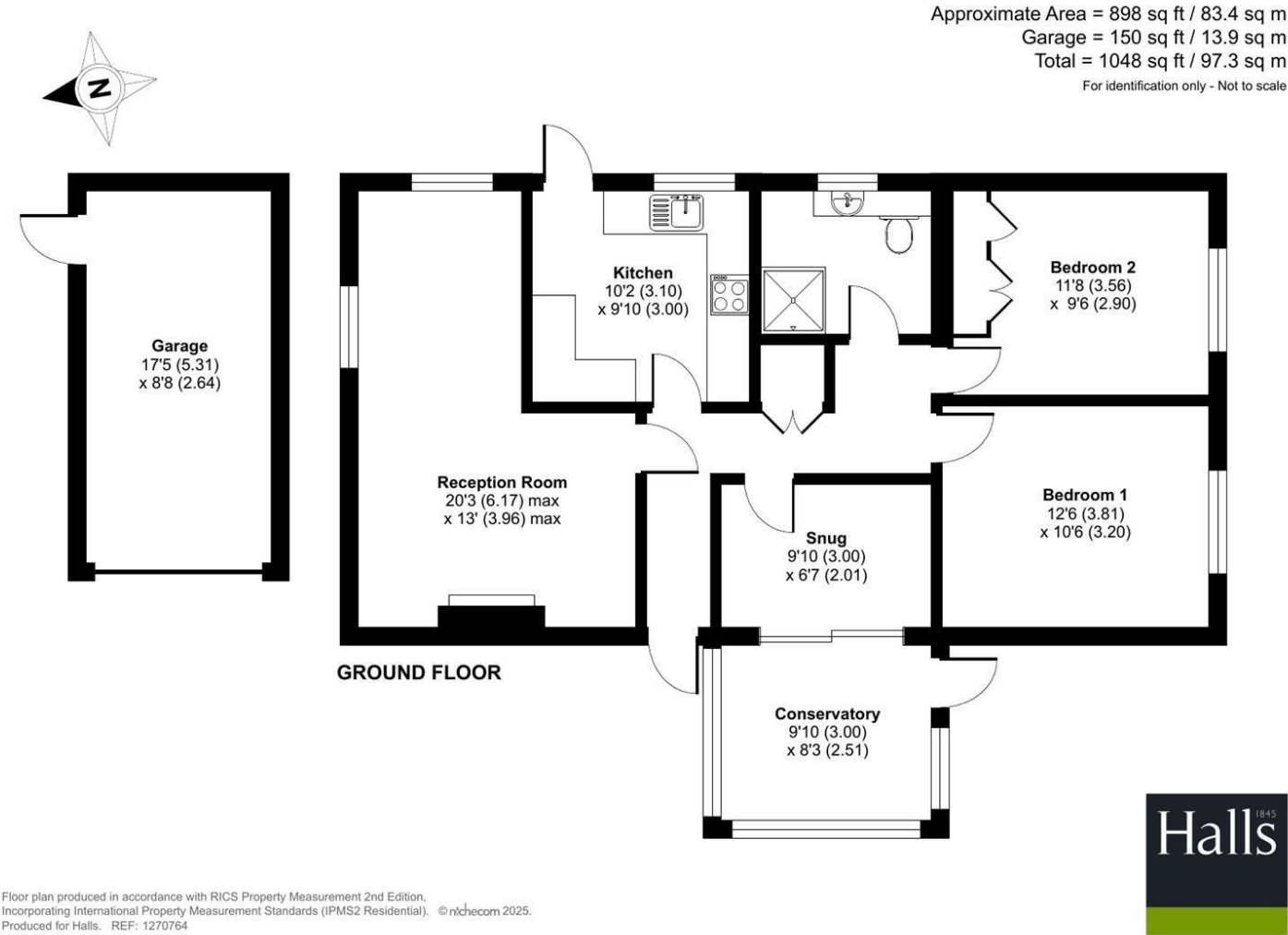


FOR SALE

2 Walsham Avenue, Whittington, Oswestry, Shropshire, SY11 4DZ



FOR SALE

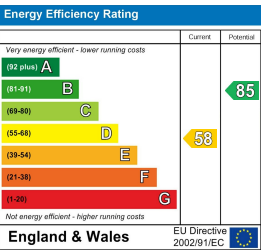
Offers in the region of £249,950

2 Walsham Avenue, Whittington, Oswestry, Shropshire, SY11 4DZ

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 well proportioned and attractively improved Detached Bungalow set in a generous size corner plot including garage, whilst having convenient access to a range of village amenities and commuter routes.



01691 670320

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Appealing Detached Bungalow**
- **Attractively Improved**
- **Well Proportioned Layout**
- **Multi-Vehicle Driveway & Garage**
- **Large Gardens with Shed**
- **Easy Access to Village Amenities**

DIRECTIONS

From Oswestry town centre proceed down Gobowen Road and turn right under the railway bridge onto Whittington Road. Continue and at the roundabout continue straight over (2nd exit). Continue into the village passing over the railway line and take the next turning right into Walsham Avenue and the property will be seen immediately on the right hand side.

SITUATION

The property is attractively located in this thriving village and being within a short distance of a range of basic amenities including post office/village stores, pubs, church and primary school to name but a few. More comprehensive amenities can be found in Oswestry approximately 2.5 miles away, which includes a shopping centre, selection of supermarkets, social and leisure facilities, alternatively there is Ellesmere approximately 5 miles away which is very much renowned as a tourist area with its meres and canal marina. Commuters have good access to the main A5 running south and north.

DESCRIPTION

An appealing and well proportioned detached bungalow, which is set back from the cul-de-sac road in a much larger than average corner plot, which will no doubt be of interest to gardening enthusiasts. The bungalow itself has undergone a number of attractive improvements, which include the installation of double glazed windows, refitted contemporary kitchen, an excellent wet/shower room, and the original woodblock to the lounge has been sanded back and resealed to provide the present stunning appearance. The carpets have also been re-laid. The layout offers a good size lounge/diner, the third bedroom can be utilised as a dining room, if required and leads directly into the rear conservatory. In addition there are two double bedrooms which are then served by the wet room. The kitchen which has been refitted offers contemporary work surfaces and cabinets which incorporate storage trays and pull out shelving.

Outside the gardens and pathways extend all around the bungalow with generous size lawned areas, manageable shrub borders, patio areas, a recently erected garden shed, useful vegetable garden and greenhouse.

RECEPTION HALL

With built-in airing cupboard containing factory insulated hot water cylinder with immersion heater and shelving over. Access to loft space.

LOUNGE/DINER

With beautiful exposed oak block flooring, mock stone effect fireplace with inset coal effect gas fire and matching plinths to each side, double window aspect over the gardens.

KITCHEN

With quarry tiled floor. Fitted quartz effect work surfaces with built-in stainless steel sink unit, slot in electric Zanussi oven with filter hood overhead. A contemporary range of fittings to include colour faced base and eye level units with chrome handles, corner base carousel trays and eye level pull down trays. Drawer unit, freestanding Hotpoint refrigerator and freezer units, wall mounted Glow Worm gas fired central heating boiler, external entrance door leading in from the driveway.

BEDROOM 3/DINING ROOM

With double glazed sliding patio door leading into:

CONSERVATORY

With tiled floor, wrap around uPVC double glazed windows with blinds, double glazed French door leading out to the rear patio.

BEDROOM 1

With ample space for fitted wardrobe, rear window aspect onto the garden, fitted wall mirror.

BEDROOM 2

With a fitted range of wardrobes, wall mirror, window aspect out onto the garden.

WET/SHOWER ROOM

With tiled floor and tiled shower area having central drain with glazed splash screen. Fold down wall seat and wall mounted direct feed shower unit having rain head and hand held attachment, vanity unit with wash hand basin and double cupboard under, close coupled WC with integral cistern. Tiled walls with fitted mirror, chrome ladder radiator.

OUTSIDE

The property is approached over a generous length tarmacadam driveway with parking space for a number of vehicles.

ATTACHED BRICK GARAGE

With metal up and over entrance door, power and lighting, rear external entrance door leading out to the garden. External cold water tap.

THE GARDENS

The property is set within a generous size corner plot. To the front flanking each side of the driveway are two generous size lawns with well stocked spring bulb and herbaceous bed. A flagged pathway leads around to the side of the bungalow with a FLAGGED PATIO AREA partially bounded by ornamental pebble stones. Recently erected timber GARDEN SHED. The rear garden is again a good size providing a FLAGGED PATIO with wall fixed sun canopy, lawn which extends across the rear of the property partly bounded by a dry stone wall with steps rising to an aluminium framed GREENHOUSE.

On the alternative side of the bungalow is a purpose designed vegetable garden divided into sections by flagged pathways and currently incorporating soft fruit canes.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band C - Shropshire Council.

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

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.