



## 17 Osmere Close

, Whitchurch, SY13 1PZ

Offers In The Region Of £185,000



This stunning and well presented extended house is available and needs to be viewed straight away! The property comprises entrance hall, living room with feature wall, dining room and kitchen. To the 1st floor are two bedrooms and modern bathroom suite. There is parking for at least 3 cars, front and rear gardens. It has gas central heating and double glazed windows.





### Location - Whitchurch

The property is located within ½ a mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

### Brief Description

This well presented semi detached house is situated at the top of the cul de sac of Osmere Close. The accommodation comprises entrance hall, lounge with feature wall, large dining room, kitchen with breakfast bar and French doors to the rear garden. To the 1st floor is a master bedroom with built in wardrobe and airing cupboard, it has a 2nd bedroom and modern bathroom suite. There is a drive for at least 3 cars, front and rear gardens with gardens sheds.

### Accommodation Comprises

Entrance door opens into the hall with door leading into the

#### Lounge 14'10 x 10'1 (4.52m x 3.07m)

Feature wall with wall panelling, double glazed bow window to the front, wood laminate flooring and radiator. Double doors to the

#### Dining Room 13'2 x 9'9 (4.01m x 2.97m)

Wood laminate flooring, double glazed window to the side, under stairs store and openings through to the

#### Kitchen 12'4 x 9' (3.76m x 2.74m)

Modern kitchen with a wide range of base and wall mounted units and display cabinet. There is an extensive worktop, drainer sink unit, electric oven and hob. There is a breakfast bar, space and plumbing for a washing machine and dishwasher. There are windows and French doors to the gardens and two sky lights.

#### 1st floor Landing

Stairs ascending from the hall to the 1st floor landing double glazed window.

#### Bedroom One (front) 11'8 x 10'2 (3.56m x 3.10m)

There are two double glazed windows, built in wardrobe and door to airing cupboard housing the gas fired boiler.

#### Bedroom Two (rear) 11'4 x 6'6 (3.45m x 1.98m)

Double glazed window to the rear.

#### Bathroom

Modern white suite comprising panelled bath with shower over, low flush W.C and wash hand basin. It has a frosted double glazed window, radiator and inset spot lights.

#### Outside

The property is accessed from the road to a drive with parking for at least 3 cars. There is a small front garden with lawn and flower border. There is a gate from the drive that leads into the rear garden with paved area, lawn, flower borders and decked seating area. There are two garden sheds.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1455 010324

### Directions

From the centre of Whitchurch drive up Talbot Street, turn left into Egerton Road, continue to the end then turn right into Blakemere Close and Osmere Close is a cul - de - sac off Blakemere Close.

What 3 Words: thighs.ferrets.brighter

### Council Tax - Shropshire

The current Council Tax Band is 'B'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

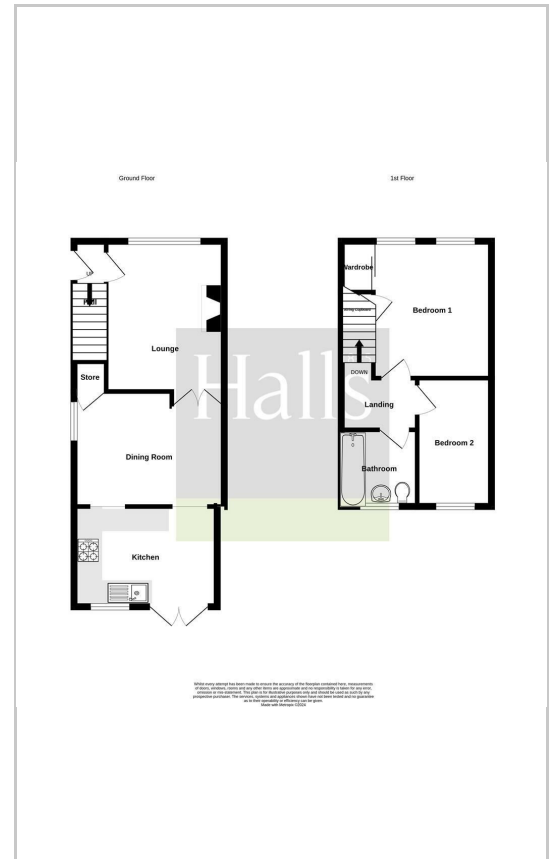
### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

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