



SAMUEL WOOD

38 Lime Grove, Oswestry, Shropshire, SY11 2QE
Offers In The Region Of £117,500



38 Lime Grove

Oswestry, Shropshire, SY11 2QE



- Two Bedroom Ground Floor Flat
- Generous Plot
- Occupying a Corner Location
- Contemporary Bathroom
- Gas Central Heating
- Spacious Reception Room
- Extensive Front & Rear Gardens
- Two Generously Sized Double Bedrooms
- Close To Excellent Amenities
- EPC Rating C

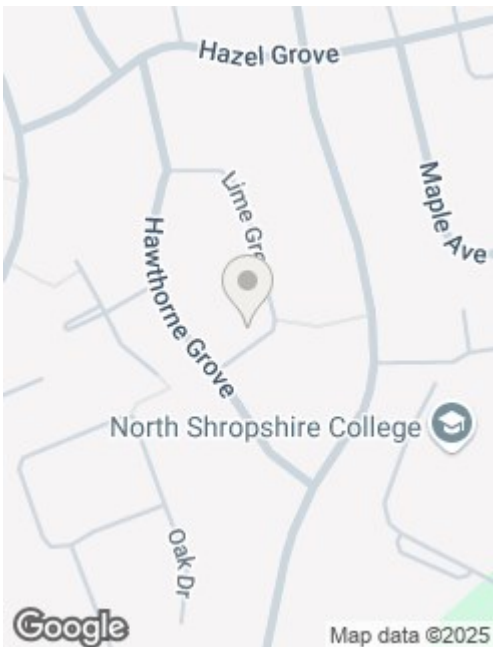
Samuel Wood is delighted to offer for sale this two bedroom ground floor flat on Lime Grove in Oswestry. Boasting a well designed layout with generously sized living spaces all complemented by maintained gardens to the front and rear. Occupying a desirable corner plot close to excellent amenities including shops, restaurants, pubs, leisure centre, within good school/college catchment and close to practical road links such as the A5/A483. Viewing is highly recommended by the selling agent.

38 Lime Grove is a two-bedroom ground-floor flat located in Oswestry, Shropshire. The property features generous front and rear gardens, providing ample outdoor space for relaxation and gardening. Additionally, it includes a storage shed, offering practical solutions for storing tools and equipment.

Upon entering, the spacious hallway leads to all main areas of the flat. Both bedrooms are well-proportioned, ensuring comfortable living spaces. The living room and kitchen are also generously sized, accommodating various furniture layouts and appliances. The bathroom is designed for convenience, complementing the overall functionality of the property.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14Mbps, Superfast 50Mbps & Ultrafast 1800Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 27.9.2019. 120 years remain.

Service Charges: £41.78 quarterly. (£167.12 pa)

Ground Rent: £10 pa

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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