

BOWEN

PROPERTY SINCE 1862



Offers in the region of : £242,000

34 Ferrers Road, Oswestry.
SY11 2EY

🏠 3 Bedrooms

🚿 3 Bathrooms

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General Remarks

Bowen are delighted with instructions to offer this well presented period three bedroom, with additional loft room, mid terrace property situated in a sought after location close to the centre of Oswestry. Retaining period features whilst modernised throughout. The property includes well proportioned living accommodation set out over three storeys. Externally there are enclosed rear gardens. The property also benefits from gas central heating and UPVC double glazed windows throughout. Early inspection is highly recommended.



Location

The property is set within a popular residential location within easy walking distance of Oswestry town centre. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The town has an excellent bus services and the nearby train station at Gobowen provides direct links to Manchester and Birmingham. The town is surrounded by stunning countryside ideally suited for a host of outdoor pursuits.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Accommodation

Covered porch, part glazed door leading into:

Living Room: 17' 7" x 13' 0" (5.35m x 3.96m max plus bay) Bay window to front, feature fireplace, TV point, radiator, large under stairs cupboard, stairs to first floor landing and door off to:

Dining Room: 13' 0" x 11' 3" (3.96m x 3.43m) Multifuel burner, fitted storage cupboards, radiator, glazed doors to rear garden and opening into:

Kitchen: 19' 10" x 7' 1" (6.05m x 2.15m) Modern range of fitted base/eye level wall units with worktops over and inset 1 1/2 bowl stainless steel sink/drain. Integrated oven with 4 burner gas hob and extractor hood. Integrated fridge and freezer. Space and plumbing for dishwasher. Tiled floor, part tiled walls, radiator, glazed door to garden and separate door to:

Bathroom: 7' 1" x 7' 1" (2.15m x 2.15m max includes cupboard) Suite comprising corner bath with shower attachment, wash hand basin with vanity unit below and low level flush WC. Tiled floor, part tiled walls, heated towel rail and extractor fan. Cupboard with space and plumbing for washing machine and tumble dryer.

Stairs to first floor landing: radiator, stairs to loft room and doors off to:

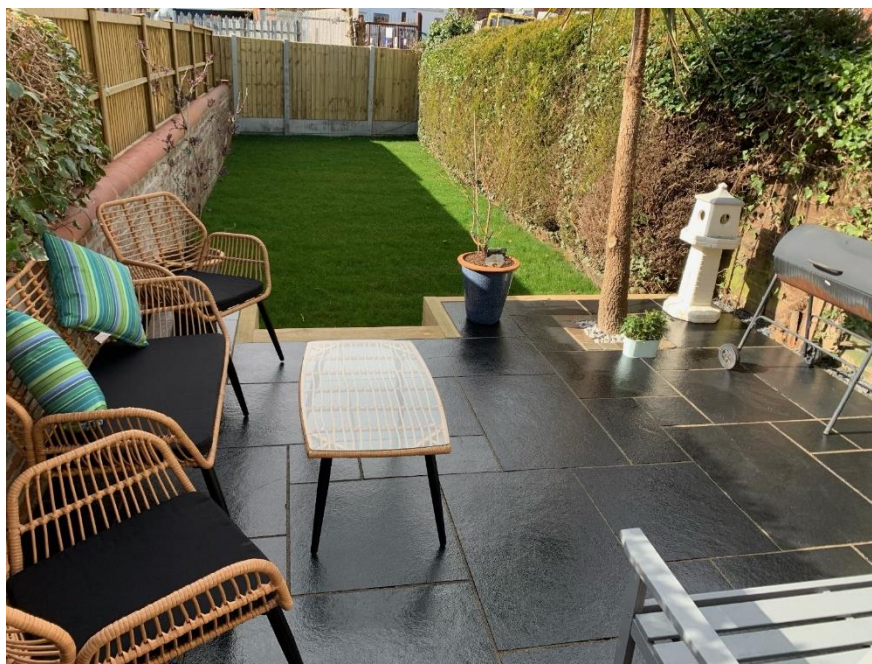
Bedroom 1: 12' 11" x 11' 2" (3.94m x 3.41m max) Feature fireplace and radiator

Bedroom 2: 11' 3" x 9' 7" (3.44m x 2.91m max) Feature fireplace and radiator.

Bedroom 3: 11' 4" x 7' 1" (3.45m x 2.17m max) Cupboard housing gas fired boiler, separate storage alcove and radiator.

Shower Room: 7' 4" x 3' 9" (2.23m x 1.15m) Suite comprising shower cubicle with rainfall shower, pedestal wash hand basin and low level flush WC. Heated towel rail.

Loft Room: 19' 1" x 12' 1" (5.81m x 3.68m max includes en-suite) Exposed brick work, Velux window, access to under eaves storage and en-suite facilities, comprising panel bath with shower attachment, wash hand basin with vanity unit below and low level flush WC.



Rear Garden: To the rear of the property there is a raised patio area leading down to a lawned area. The garden is safely enclosed with walls to either side and a fencing at the rear.

EPC Rating: Band 'D' (57)

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax Band: Council Tax Band 'B'

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

Directions: From Oswestry town centre proceed down Salop Road and turn right at the crossroads (by the Holy Trinity Church) onto Roff Street. Follow the road round and then turn right onto Ferrers Road where property will be found on the right side identified by a for sale board.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.