

BOWEN

PROPERTY SINCE 1862



Offers in the region of £325,000

3 Bedrooms 2 Bathrooms

14 Barnfield Close, Oswestry,
Shropshire, SY11 2TS

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General Remarks

A well presented and ideally located three bedroom detached property, set within a most generously sized plot with ample off road parking, extensive front gardens and private rear gardens. Internally the living accommodation has been well maintained and includes a large conservatory at the rear.

The Master Bedroom also includes an En Suite while the accommodation is warmed by gas fired central heating and is fully double glazed. Internal inspection is essential in order to appreciate the prime location of this rare addition to the sales market.

Location: The property is situated in a quiet cul-de-sac within the popular border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities.

Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The town has an excellent bus



service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.

Accommodation

Covered Entrance Porch: With part glazed door into:

Hall: Radiator, wood effect flooring, stairs to first floor landing and door to:

Living Room: 15' 1" x 10' 4" (4.61m x 3.16m) Gas fireplace, radiator, TV point, understairs cupboard and glazed doors to:

Kitchen/Diner: 19' 0" x 8' 1" widening to 11' 0" (5.79m x 2.46m widening to 3.36m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood over. Space for fridge and dishwasher. Tiled floor to Kitchen, wood effect flooring to Dining Area, C/H control, TV point, radiator, door to Utility and opening into:

Conservatory: 12' 10" x 8' 0" (3.90m x 2.44m) Continuation of wood effect flooring, TV point, fitted blinds to windows and glazed doors to gardens.

Utility: 6' 4" x 3' 2" (1.92m x 0.96m) Space/plumbing for washing machine and tumble dryer. Tiled floor, part glazed door to gardens and internal door to:

Cloakroom: 4' 5" x 3' 2" (1.34m x 0.97m) Low level flush w.c., wash hand basin, radiator and tiled floor.

Stairs to first floor landing: Access to loft space, airing cupboard with hot water cylinder/slatted shelving and doors off to:

Bedroom 1: 11' 8" x 10' 6" (3.55m x 3.20m) Radiator, built in wardrobes and door to:

En Suite: 8' 6" x 5' 1" (2.59m x 1.55m) Plus additional recess Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Radiator, tiled walls and extractor fan.

Bedroom 2: 9' 8" x 8' 6" (2.94m x 2.60m) Radiator.

Bedroom 3: 9' 3" x 6' 11" (2.82m x 2.10m) Built in wardrobe and radiator.

Bathroom: 6' 5" x 6' 2" (1.96m x 1.87m) Suite comprising panel bath with shower attachment, pedestal wash hand basin and low level flush w.c. Wood effect flooring, radiator, part tiled walls and extractor fan.

Garage: 17' 7" x 8' 0" (5.37m x 2.44m) 'Ideal Classic' gas fired boiler, electric roller door to front, pedestrian door to side and light/power facilities laid on.

Outside: At the front of the property there is a large block paved driveway with additional an parking area adjoining and space for caravan storage if required. This is bordered by level lawns, flowering beds, mature shrubs, trees, dwarf hedges and slate/chipped beds. A gated access at the side of the property leads to the rear gardens which include a large paved patio, lawns, raised flowering beds, paved pathways, an outside tap and useful uPVC storage shed.









EPC Rating: EPC Rating Band D (62)

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

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

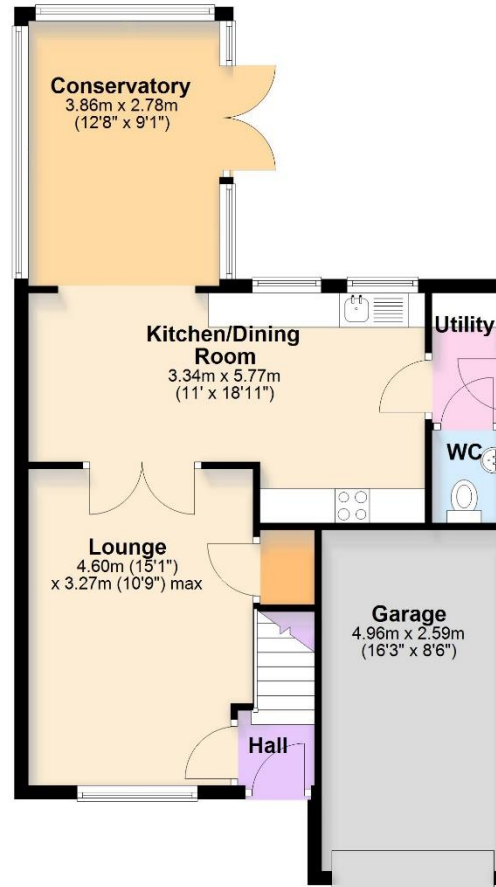
Directions: From Oswestry town centre proceed south on Salop Road turning left at the crossroads (opposite the Holy Trinity Church) onto Middleton Road. Proceed over the bridge to the mini roundabout at which turn right onto Plas Ffynnon Way. Take the second turning right into Barnfield Close and follow the road to the end of the cul-de-sac where the property will be found in the far right corner.

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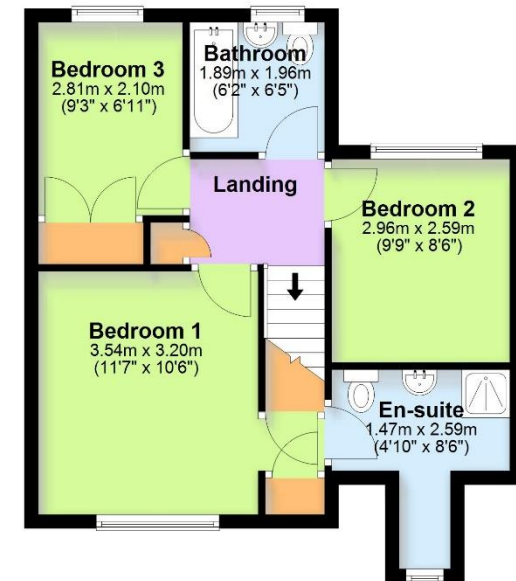
Ground Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 106.4 sq. metres (1145.5 sq. feet)

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