

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £275,000

🏠 4 Bedrooms 🚿 1 Bathroom

48 Cabin Lane, Oswestry, Shropshire,  
SY11 2LL

## 48 Cabin Lane, Oswestry, Shropshire, SY11 2LL

### General Remarks

A generously sized three/four bedroom detached property with accommodation laid out over two storeys, set in a private plot with a large driveway and secure rear garden.

The property offers potential for selective modernisation in line with purchaser's own tastes and requirements.

The accommodation is warmed by gas fired central heating and the property is set within an established residential area within walking distance of the centre of the popular market town of Oswestry.

**Location:** Situated within a popular residential area, the property itself is near to a local shop/post office and is also within easy walking distance of the centre of the historic market town of Oswestry. The town has an excellent range of shops, schools and other amenities, whilst it 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 nearby train station at



Gobowen provides services links to Manchester and Birmingham whilst the town has an excellent bus service.

## Accommodation

The property is approached via a gated entrance onto a large driveway. A glazed door at the front leads into:

**Entrance Porch:** 5' 8" x 4' 1" (1.72m x 1.24m) With glazed door into:

**Hall:** 17' 3" x 5' 7" (5.25m x 1.70m) Stairs to first floor landing, radiator, understairs cupboard, central heating control and doors off to:

**Living Room:** 15' 11" x 10' 11" (4.86m x 3.32m) Radiator, TV point, opening into Dining Room and sliding glazed door to:

**Conservatory:** 11' 7" x 10' 6" (3.54m x 3.20m) Tiled floor and glazed door to garden.

**Dining Room:** 11' 7" x 9' 11" (3.53m x 3.02m) Radiator and door to:

**Kitchen:** 10' 10" x 9' 11" (3.31m x 3.01m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl sink/drainers. Integrated double oven and separate hob with extractor hood over. Integrated fridge, part tiled walls and door to garage.

**Bedroom 1:** 9' 11" x 8' 7" (3.02m x 2.61m) Fitted wardrobe, bedside tables and radiator.

**Study/Bedroom 4:** 9' 11" x 6' 0" (3.01m x 1.82m) Radiator.

**Bathroom:** 9' 10" x 5' 10" (3.0m x 1.78m) Suite comprising large corner shower cubicle with spa

style jets, panel bath, pedestal wash hand basin, low level flush WC and bidet. Tiled walls and radiator.

**Stairs to first floor landing:** Doors to under eaves storage and separate doors off to:

**Bedroom 2:** 11' 10" x 9' 11" (3.60m x 3.03m) Door to under eaves storage and radiator. Over stairs platform.

**Bedroom 3:** 12' 0" x 8' 8" (3.65m x 2.65m) Radiator.

**W.C.:** 5' 11" x 5' 4" (1.81m x 1.62m) Low level flush wc, pedestal wash hand basin, radiator and skylight.

**Garage:** 16' 5" x 10' 3" (5.01m x 3.13m) Roller door to driveway, pedestrian door to Kitchen, space and plumbing for washing machine, light and power facilities laid on and Worcester gas fired boiler.

**Outside:** The property is set within a most generously sized plot with a large driveway to the front bordered by mature shrubs, trees, brickwork and fencing. To the rear the gardens offer huge potential for further improvement. They currently include gravelled beds, paving, mature trees, shrubs, a glazed greenhouse and storage shed.

**EPC Rating:** EPC Rating - Band 'C' (70).

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

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, 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 along Salop Road and turn left at the crossroads onto Middleton Road. Continue straight ahead over the first mini roundabout and past the Co-op on the left hand side. The property will be found on your right hand side just after the left hand turning for Whitefriars, as signed by the agent's For Sale board.

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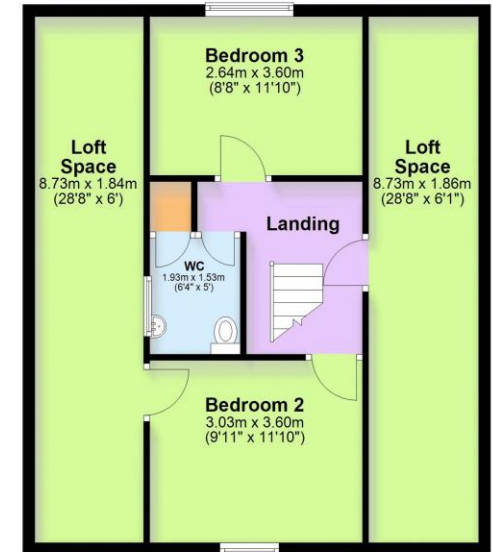
## Ground Floor

Approx. 98.8 sq. metres (1063.9 sq. feet)



## First Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 164.3 sq. metres (1768.5 sq. feet)

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