

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £195,000

158 Unicorn Road, Oswestry,  
Shropshire, SY11 2UD

🏠 3 Bedrooms

🚿 1 Bathroom

## 158 Unicorn Road, Oswestry, Shropshire, SY11 2UD



### Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, 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

### General Remarks

A spacious three bedroom semi detached property situated in an established residential area within walking distance of Oswestry town centre and all local amenities. The property includes off road parking provision, a single garage and good sized rear gardens. The accommodation is warmed by gas fired central heating (modern Worcester boiler) and includes double glazing. Early inspection is highly recommended as the property is offered for sale with no onward chain.

**Location:** The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. 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 nearby train station at Gobowen provides links to Manchester and Birmingham.

### Accommodation

A part glazed uPVC door at the front of the property leads into:

**Hall:** 8' 11" x 3' 7" (2.72m x 1.10m) Wood flooring, radiator and part glazed door to:

**Living Room:** 10' 10" x 10' 7" (3.31m x 3.23m) Wood flooring, radiator, TV point and opening into:

**Dining Area:** 10' 9" x 8' 8" (3.28m x 2.64m) Wood flooring, radiator, sliding glazed door to rear covered patio and doors off to:

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.



**Kitchen:** 10' 5" x 7' 9" (3.18m x 2.37m) max  
Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Cooker with extractor hood over, fridge, freezer, washing machine and integrated dishwasher all included in the price. Built in storage cupboard, radiator and part glazed door to rear gardens.

**Stairwell:** With stairs to first floor landing and bi-folding door to:

**Cloakroom:** Low level flush w.c., wash hand basin with vanity unit below and heated towel rail.

**First Floor Landing:** Access to loft space and doors off to:

**Bedroom 1:** 11' 9" x 9' 10" (3.57m x 3.00m)  
Radiator.

**Bedroom 2:** 10' 6" x 9' 10" (3.19m x 2.99m)  
Radiator.









**Bedroom 3:** 9' 6" x 7' 9" (2.90m x 2.37m)

Radiator.

**Bathroom:** 9' 6" x 8' 0" (2.90m x 2.44m) Suite comprising panel bath with shower over, separate shower cubicle, wash hand basin with vanity unit beneath and concealed flush w.c. Radiator and part tiled walls.

**Garage:** 16' 8" x 8' 6" (5.08m x 2.59m) max Modern 'Worcester' gas fired boiler, light/power facilities laid on and up/over door to driveway.

**Outside:** At the front of the property, the driveway is adjoined by lawns, shrubs and fencing. A pedestrian path provides access down the side of the property to the rear gardens which include a covered patio adjoining the property, gravelled beds and a variety of mature shrubs/trees.

**EPC Rating:** EPC Rating - Band 'D' (68).

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

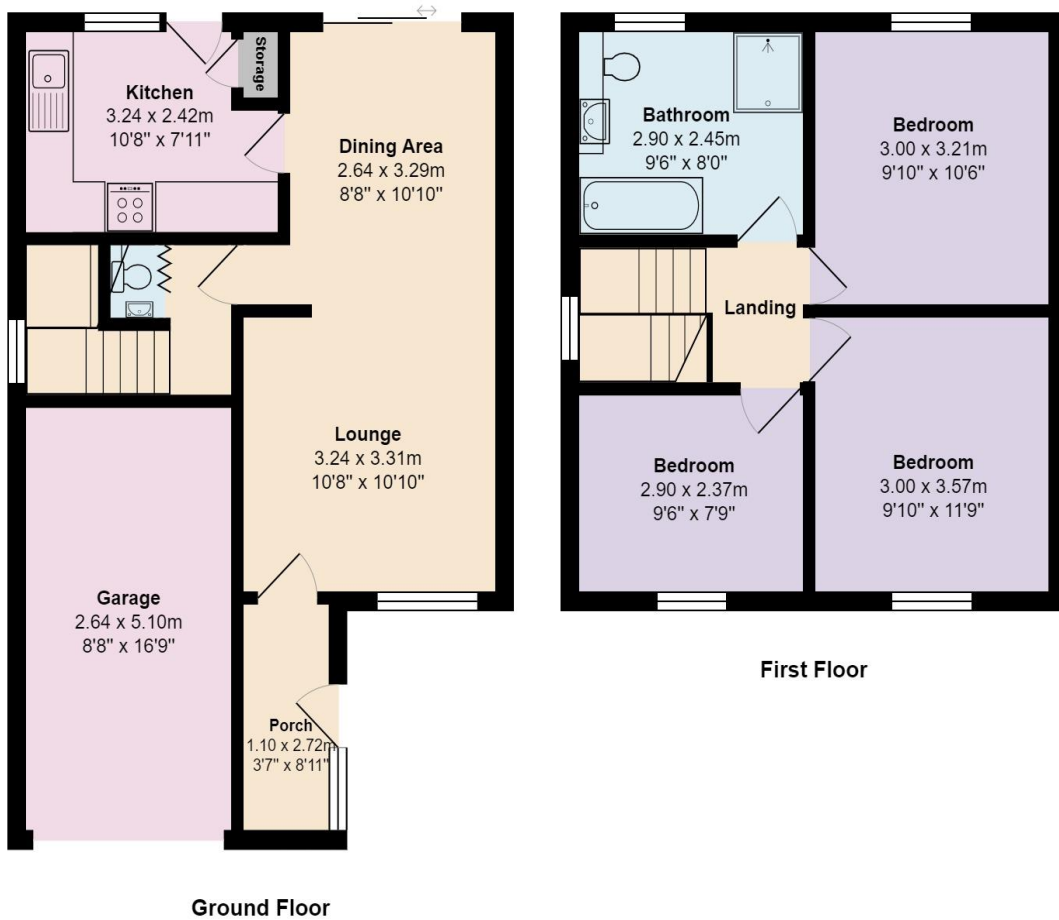
**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

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

**Directions:** From Oswestry town centre proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. Take the first right into Unicorn Road and continue ahead where the property will be found on the left hand side, as identified by the Agent's for sale board.



158, Unicorn Road, Oswestry, SY11 2UD



Total Area: 78.2 m<sup>2</sup> ... 841 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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.