

BOWEN

PROPERTY SINCE 1862



Offers in the region of £224,950

160 College Road, Oswestry,
Shropshire, SY11 2RZ

🏠 4/5 Bedrooms 🚿 2 Bathrooms

160 College Road, Oswestry, Shropshire, SY11 2RZ



General Remarks

A spacious 4/5 bedroom semi detached property situated in this established residential location in Oswestry. The property has previously been extended to provide for most generously sized living accommodation.

Externally there is off road parking provision to the front and good sized gardens to the rear. The accommodation is warmed by gas fired central heating and is double glazed. Internal inspection is essential in order to fully appreciate the family living space on offer.

Location: The property is situated within an established residential area within walking distance of the town centre of Oswestry which hosts an excellent range of shops, schools, amenities and recreational activities.

The property is also within easy reach of the A5 trunk road which provides direct access to the towns of Wrexham, Shrewsbury and the City of Chester as well as the motorway network beyond. The nearby train station at Gobowen provides rail links to Birmingham and Chester.

Accommodation

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

Porch: With door into:

Hall: Radiator, staircase to first floor landing and door off to:

Living Room: 16' 1" x 11' 10" (4.89m x 3.60m)
max Radiator, TV/telephone points and door to:

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Kitchen/Diner: 15' 0" x 12' 9" (4.56m x 3.89m) max Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainer. Integrated oven with hob and extractor hood over. Space/plumbing for washing machine, wood effect flooring, radiator, understairs storage cupboard and glazed door to:

Utility: 13' 0" x 7' 3" (3.95m x 2.22m) max - includes W.C. Fitted wall units, worktop, space for fridge freezer, door to garage, part glazed door to rear gardens and separate door to:

Cloakroom: 5' 6" x 2' 11" (1.68m x 0.90m) Low level flush w.c., wash hand basin and radiator.

Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 14' 6" x 8' 3" (4.43m x 2.51m) Radiator and cupboard housing 'Worcester' gas fired boiler.

Bedroom 2: 14' 11" x 7' 3" (4.54m x 2.21m) Built in cupboard and radiator.

Bedroom 3: 8' 8" x 8' 3" (2.63m x 2.52m) Radiator.





Bedroom 4: 10' 6" x 6' 6" (3.19m x 1.98m) max Radiator and over stairs platform.

Study/Bedroom 5: 7' 4" x 5' 4" (2.23m x 1.62m)
As an alternative to a bedroom, this room could be used as a dressing room, study or nursery. It currently includes a radiator.

Family Bathroom: 6' 5" x 5' 6" (1.95m x 1.68m)
Suite comprising panel bath with mixer shower over, wash hand basin with vanity unit below and concealed flush w.c. Tiled floor, part tiled walls and heated towel rail.

Garage: 16' 11" x 7' 4" (5.16m x 2.24m)
Light/power facilities laid on, up/over door to driveway and pedestrian door to Utility.

Outside: At the front of the property, the driveway is bordered by hard landscaped gardens. To the rear there are good sized lawns, a decked seating area and raised beds.

EPC Rating: EPC Band D (64)

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

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

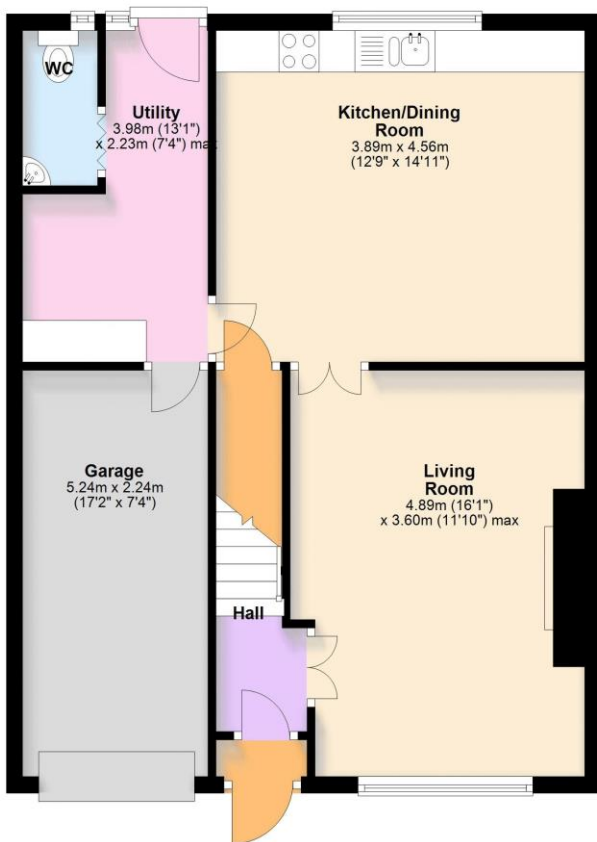
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Oswestry town centre proceed down Salop Road onto Shrewsbury Road. Take the last but one turning on the left onto College Road where the property will be identified on the left hand side by the agent's for sale board.



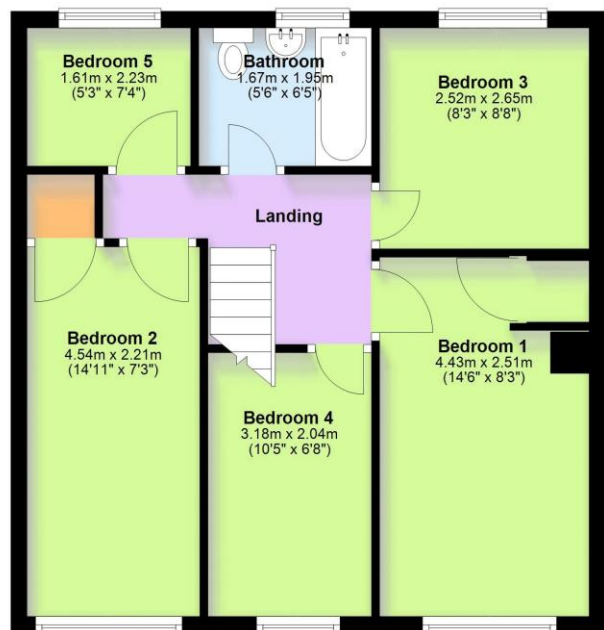
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)

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.