

# BOWEN

PROPERTY SINCE 1862



Asking Price £265,000

14 Edward Street, Oswestry SY11 2BN

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🏠 3 Bedrooms

🚿 1 Bathroom



# 14 Edward Street, Oswestry SY11 2BN



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### General Remarks

A spacious 3 bedroom period semi detached property situated within a popular residential area yet within easy walking distance of Oswestry town centre. The property contains generous accommodation together with a host of original features. The property also benefits from a private rear garden with a raised patio, ornamental pond, and large Summer House/Studio which has a host of future uses. uPVC double glazing and gas central heating throughout.

**Location:** The property is situated in a popular residential area yet is within easy walking distance of the centre of the busy market town of Oswestry 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

The property is constructed of partly rendered brick under a pitched slate roof. A gated access leads to an:

**Entrance Porch:** With partly glazed front door into:

**Entrance Hall:** With parquet wood block flooring, picture rail and coving to ceiling. Radiator and stairs to first floor. Doors into:

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.

**Utility room:** 8' 11" x 5' 5" (2.72m x 1.66m)

Fitted base units with worktop over, stainless sink and drainer above. Low level flush WC, tiled floor, space and plumbing for washing machine and wall mounted gas boiler.

**Lounge:** 14' 8" x 12' 11" (4.46m x 3.94m) Bay window to front elevation, coving to ceiling and picture rail. Feature fireplace with coal effect gas fire (with remote control), timber fire surround with marble hearth and radiator.

**Dining Room:** 11' 11" x 10' 11" (3.64m x 3.34m)

Coving to ceiling, picture rail and radiator. Opening into:

**Kitchen:** 7' 5" x 10' 11" (2.26m x 3.34m) Fully fitted kitchen with matching eye level wall cupboards and base units with worktop over. High level integrated Neff oven/grill, 4 ring gas hob with stainless steel extractor hood above. Tiled floor. Glazed doors off dining area into:

**Sun Room:** 19' 5" x 12' 8" (5.92m x 3.86m) With uPVC roof, uPVC glazed windows and doors









overlooking the rear garden. Tiled floor, doors into two walk in storage cupboards. Stairs off Hall to:

**First Floor Landing:** Radiator and stripped pine doors leading into:

**Bedroom One:** 14' 8" x 11' 1" (4.46m x 3.38m)  
Radiator and original fireplace.

**Bedroom Two:** 11' 11" x 11' 0" (3.64m x 3.36m)  
Radiator and original cast iron fireplace.

**Bedroom Three:** 11' 0" x 7' 7" (3.36m x 2.31m)  
Radiator.

**Shower Room:** 13' 10" x 4' 10" (4.22m x 1.48m max) Large fitted walk in shower with direct feed twin attached shower. Low level flush WC, wash hand basin with vanity cupboard below. Fitted airing cupboard with slatted shelves and storage cupboard above.

**Gardens:** The private rear garden is one of the properties most notable features. Immediately to the rear of the property is a raised paved path overlooking an ornamental pond with water feature. Beyond this is a further lawned garden with raised beds and pergola. There is also a Timber Garden Shed, Outside tap and external

power points. A side entrance gate leads to the front of the property.

**Summer House/Studio:** 14' 7" x 8' 5" (4.45m x 2.56m) This building has been fully insulated with light and ample power points and could be used for a host of future uses including a home office.

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

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

**Council Tax Band 'B':**

**EPC Rating: Band 'D' (61)**

**Directions:** From the centre of Oswestry proceed over the traffic lights towards Morda. Take the first left into Edward Street. Cross over the crossroads into the cul de sac. The property is the second on the right highlighted by the agents board.

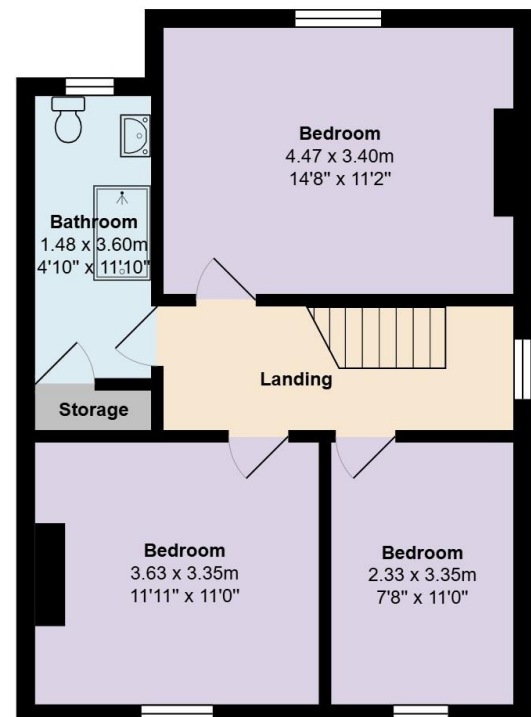
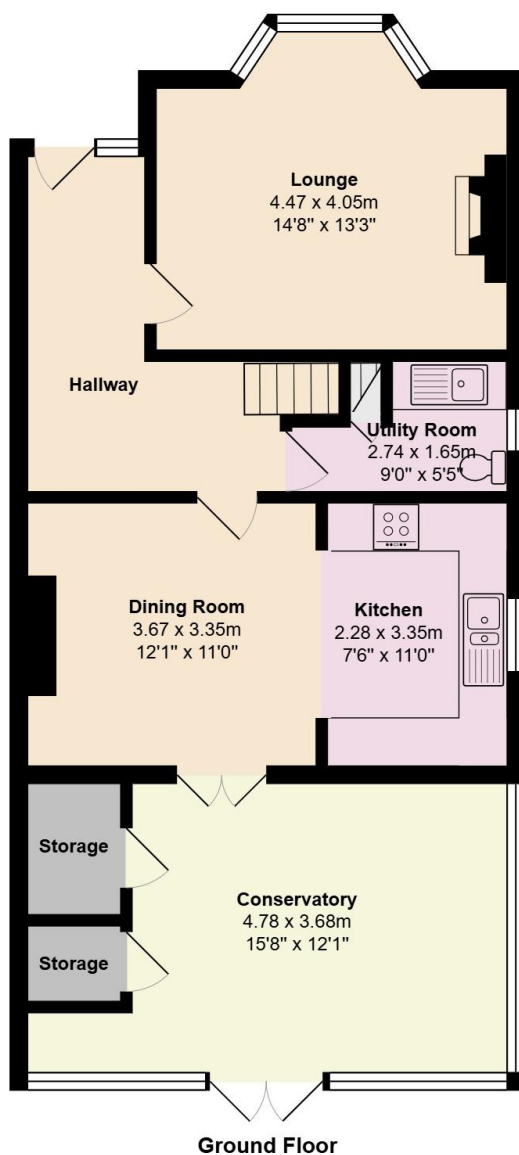




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**First Floor**

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