

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £175,000

1 Vulcan Cottages, Glyn Road, Selattyn, Oswestry,  
Shropshire, SY10 7DR

🏠 2 Bedrooms

🚿 1 Bathroom

## 1 Vulcan Cottages, Glyn Road, Selattyn, Oswestry, SY10 7DR



### General Remarks

An excellent opportunity to purchase a characterful two bedroom semi-detached cottage offering potential for modernisation and refurbishment. Situated in the centre of the popular village of Selattyn and having off-road parking to the front with generous terraced gardens to the rear. The property is warmed by oil fired central heating and has uPVC double glazed windows throughout.

**Location:** The property is situated within the picturesque village of Selattyn which has a range of local amenities including a renowned Primary School, Church and Public House, with an adjoining Village Shop to be opened soon). The nearby market town of Oswestry offers a wider range of shops and amenities. The village is also well placed for easy access on to the A5/A483 which provides direct links to the larger towns of Shrewsbury and Wrexham and the city of Chester, as well as the motorway network beyond. The nearby train station at Gobowen also provides links to Shrewsbury and Chester.

### Accommodation

Part glazed door into Porch with glazed door into:

**Hall:** Stairs to first floor landing and doors off to:

**Lounge:** 13' 3" x 11' 6" (4.05m x 3.51m max.) Having fireplace, radiator, understairs cupboard and TV/telephone points.

**Kitchen:** 13' 4" x 10' 11" (4.06m x 3.34m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with hob over. Space and plumbing for a washing

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machine and dishwasher, tiled floor, part tiled walls, radiator, door to front and separate door to:

**Utility:** 9' 4" x 5' 5" (2.84m x 1.65m) Fitted base and wall units, space for a fridge freezer, tiled floor, doors to rear and separate door to Garage.

**Stairs to first floor landing:** Access to loft space, door to rear steps and separate doors to:

**Bedroom 1:** 13' 7" x 11' 5" (4.14m x 3.48m)  
Radiator and telephone point.

**Bedroom 2:** 11' 9" x 7' 11" (3.57m x 2.42m)  
Built-in cupboard and radiator.

**Bathroom:** 8' 9" x 5' 7" (2.67m x 1.70m max.)  
With panel bath, pedestal wash hand basin and low level flush WC. Radiator and airing cupboard housing hot water cylinder and cold water tank.

**Garage:** 15' 9" x 10' 8" (4.79m x 3.26m) With Worcester boiler, lighting and power laid on, glazed doors to front, inspection pit and door at rear to:





**Workshop:** 10' 5" x 6' 1" (3.17m x 1.86m)

Lighting and power laid on.

**Outside:** The rear of the property has access from both ground and first floors leading onto a paved patio with steps leading up to a paved terrace and lawned area with ornamental pond and garden store. A further grassed slope leads up from this with countryside views from the top looking back towards the house. To the front is off-road parking in front of the garage with shrub borders and gated front access to the entrance doors.

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

**Council Tax:** Council Tax Band 'F'

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, Tel: 0345 6789000

**EPC Rating:** EPC Rating: F (30)

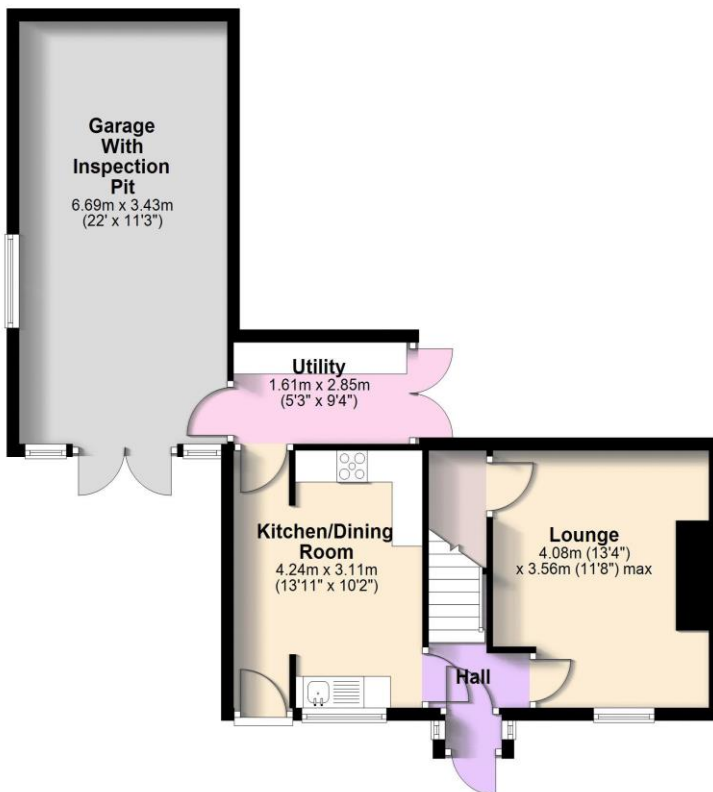
**Directions:** From Oswestry take the B4579 to Selattyn. Continue into the village past the Church and the property will be located on the left hand side.

**What3words:** ///endlessly.pastels.badminton



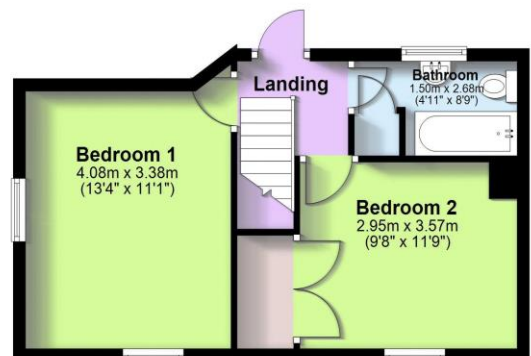
## Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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.

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