

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

22 Vyrnwy Road, Oswestry,
Shropshire, SY11 1NP

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A well presented and much improved three bedroom detached property situated in a quiet yet central location within the popular town of Oswestry. The property includes a modern high specification fitted Kitchen, whilst keeping its period features and providing spacious accommodation throughout. The rear gardens are good sized and include a useful workshop, while internally the property is warmed by gas fired central heating. Early inspection is highly recommended by the sole selling agent.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the historic 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. The property is also situated on a Bus route to the town centre.

Accommodation

A covered entrance porch with part glazed uPVC door leads into:

Hall: 11' 10" x 7' 2" (3.61m x 2.18m) Stairs to first floor landing, radiator, telephone point, understairs storage cupboard and doors off to:

Lounge: 11' 11" x 10' 11" (3.64m x 3.32m) max Feature fireplace, radiator and TV point.

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.

Dining Room: 11' 11" x 9' 11" (3.63m x 3.02m)
max Wood effect flooring, radiator, TV point and opening into:

Conservatory: 10' 8" x 11' 0" (3.25m x 3.36m)
Wood effect flooring, radiator, TV point and glazed doors to gardens.

Kitchen: 9' 10" x 8' 9" (3.00m x 2.66m) max
Modern range of high quality fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainer.

Units include a useful larder unit and concealed cutlery drawer with pan drawer beneath, all with soft close fittings. Integrated oven, gas hob with extractor hood over, integrated dishwasher and space for fridge freezer. Radiator, part tiled walls and part glazed uPVC door to rear.

Stairs to first floor landing: Radiator, access to loft space and doors off to:

Bedroom 1: 12' 0" x 10' 11" (3.65m x 3.32m)
max Radiator.





Bedroom 2: 10' 8" x 9' 11" (3.26m x 3.03m) max
Radiator and fitted cupboards housing Logic gas
fired boiler.

Bedroom 3: 8' 11" x 7' 2" (2.73m x 2.18m) max
Built in storage cupboard and radiator.

Bathroom: 8' 9" x 6' 10" (2.67m x 2.09m) Suite
comprising panel bath, separate shower cubicle
with mixer shower and pedestal wash hand
basin. Radiator, tiled walls and vinyl flooring.

Separate W.C.: 5' 10" x 2' 6" (1.78m x 0.75m)
Low level flush w.c. and tiled walls.

Outside: To the front of the property is a gated
yard/small driveway with pedestrian access
along the side to the rear gardens. These
include a paved patio adjoining the property with
lawns beyond, a useful workshop building
(including light/power facilities),
shrubbed/flowering borders and a rear
pedestrian access gate.

EPC Rating: EPC Rating - Band 'D' (61).

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

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

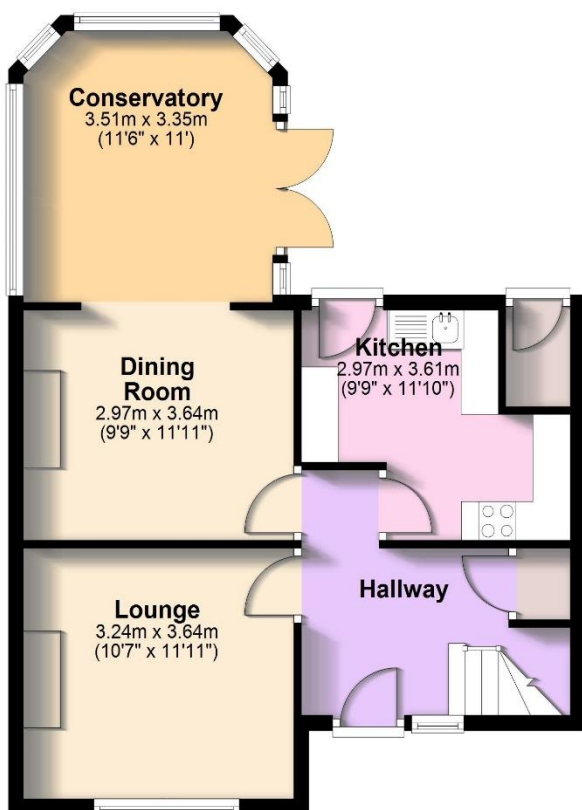
Tenure: We are informed that the property is
Freehold with vacant possession upon
completion.

Directions: From Oswestry town centre
proceed north up Willow street turning right at
the crossroads onto Castle Street. Take the first
left on to Oak Street then the first right onto York
Street. Continue to the end of the street bearing
right at the bottom onto Liverpool Road. Turn
first left onto Vyrnwy Road and the property will
be found on the right hand side.



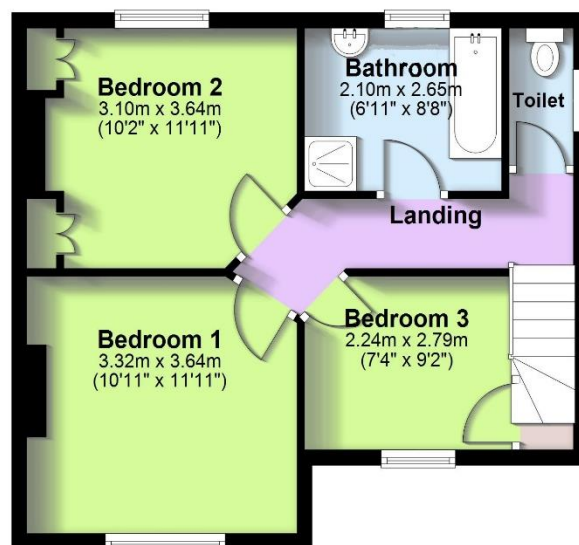
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

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

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