

BOWEN

PROPERTY SINCE 1862



Offers in the region of £180,000

45 Vyrnwy Road, Oswestry,
Shropshire, SY11 1NS

🏠 3 Bedrooms

🚿 1 Bathroom

45 Vyrnwy Road, Oswestry, Shropshire, SY11 1NS



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General Remarks

A spacious and ideally located three bedroom semi detached property with large gardens, off road parking and a detached garage. The property offers great scope for improvement and modernisation in line with a purchaser's requirements and is warmed by gas fired central heating. The gardens are a particular feature and are both generously sized and south facing. The living accommodation also includes a single story rear extension leading off the Dining Room. Early inspection is highly recommended.

Agent's Note: We are informed that the property is a system built house of none standard construction. The property includes a steel frame to the walls, roof and first floor clad externally with facing brick, hanging tile and a concrete tiled roof. We understand that homes of this type are not considered defective but prospective purchasers who require mortgage funding are advised to consult with their mortgage lender or broker to confirm their ability to proceed with a purchase. A copy of the Preliminary Structural Survey which the current vendor's had completed when they previously purchased the property is available for inspection on request.

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

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provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.

Accommodation

A part glazed uPVC door leads into:

Hall: 11' 7" x 5' 10" (3.52m x 1.78m) max - includes staircase Stairs to first floor landing, understairs storage cupboard, radiator, telephone point and doors off to:

Living Room: 11' 7" x 11' 3" (3.52m x 3.43m)
Gas fireplace with marble hearth, surround and timber mantle. TV/telephone points and opening into:

Dining Area: 10' 5" x 9' 1" (3.18m x 2.76m)
Radiator and sliding glazed door into:

Sitting Room: 8' 8" x 7' 10" (2.65m x 2.40m)
Radiator and telephone point.

Kitchen: 10' 0" x 8' 1" (3.04m x 2.47m) max
Range of fitted base/eye level wall units with worktops over and inset stainless steel





sink/drain. Space for cooker, fridge and washing machine. Radiator, part tiled walls, Ideal Logic + gas fired boiler, built in larder cupboard and part glazed uPVC door to car port.

Stairs to first floor and landing: Access to loft space, built in airing cupboard with hot water cylinder/slatted shelving and doors off to:

Bedroom 1: 11' 7" x 10' 0" (3.53m x 3.05m) max - includes fitted wardrobes Radiator and range of fitted wardrobes with shelves and hanging rail.

Bedroom 2: 10' 1" x 8' 11" (3.07m x 2.72m) Radiator.

Bedroom 3: 8' 1" x 7' 2" (2.47m x 2.19m) max Radiator and over stairs platform.

Bathroom: 7' 1" x 5' 5" (2.15m x 1.64m) Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator and part tiled walls.

Outside: The front gardens are bordered by a driveway which leads to the car port and single garage at the rear. Adjacent to the garage are generously sized gardens which are south facing and bordered by timber fencing.

EPC Rating: Awaiting EPC assessment.

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

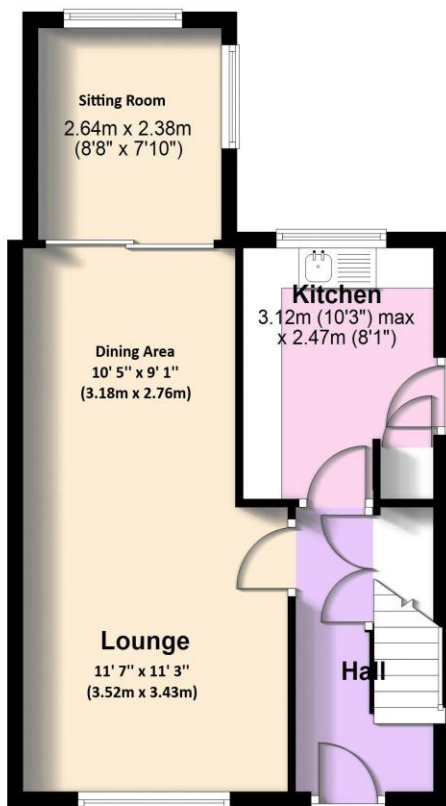
Local Authority: Shropshire County Council

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 bear left around the bend. The property will be found on the left hand side as identified by the Agent's board.



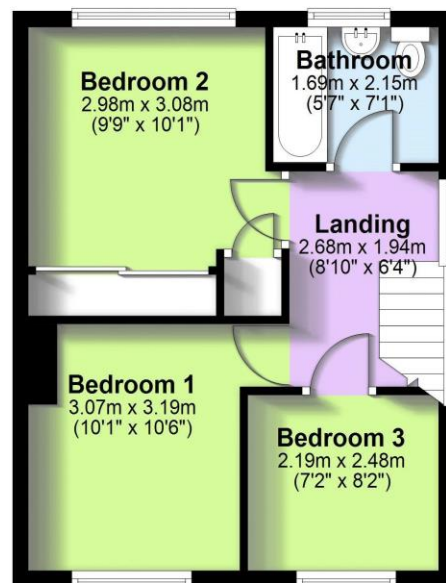
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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