

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £139,950

30 Albert Road, Oswestry,  
Shropshire, SY11 1NH

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🏠 2 Bedrooms

🚿 1 Bathroom



# 30 Albert Road, Oswestry, Shropshire, SY11 1NH



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### General Remarks

A centrally located and well presented two bedroom mid terraced property with improved rear gardens. The property is warmed by gas fired central heating and is fully double glazed. It would make an ideal first time buy, investment or downsizing move.

The living accommodation is well presented and includes a living room, a dining room opening into the kitchen, ground floor bathroom and two first floor bedrooms. 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 old 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.

### Accommodation

A part glazed uPVC door leads into:

**Living Room:** 13' 0" x 12' 7" (3.97m x 3.83m) max Radiator, TV/telephone point, wood effect flooring and door to:

**Dining Room:** 12' 6" x 10' 0" (3.80m x 3.06m) Radiator, wood effect flooring, stairs to first floor landing with space beneath for fridge freezer and opening 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.

**Kitchen:** 9' 2" x 4' 10" (2.80m x 1.47m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker and washing machine. Wood effect flooring, part tiled walls and glazed door to:

**Rear Hall:** With part glazed uPVC door to gardens and internal door off to:

**Bathroom:** 5' 7" x 4' 8" (1.69m x 1.41m) Modern suite comprising panel bath with shower over, pedestal wash hand basin and low level flush

w.c. Tiled walls and flooring, heated towel rail and extractor fan.

**Stairs to first floor landing:** With doors off to:

**Bedroom 1:** 13' 0" x 11' 5" (3.95m x 3.47m) Built in wardrobe and radiator.

**Bedroom 2:** 10' 1" x 9' 7" (3.07m x 2.91m) Built in cupboard housing gas fired boiler and slatted shelving.









**Outside:** The property includes enclosed gardens comprising of artificial lawns bordered by gravelled beds and blockwork/brick walls with trellising above. A paved patio is located beyond the artificial lawns and provides access to a useful external brick built store.

**External Store:** 9' 9" x 4' 8" (2.96m x 1.42m)  
Light and power facilities laid on.

**EPC Rating:** EPC Rating - Band 'C' (71).

**Council Tax Band:** Council Tax Band - 'A'.

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

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

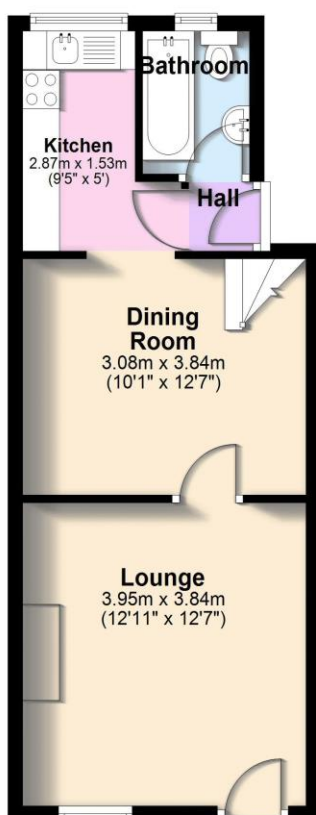
**Directions:** From Oswestry town centre proceed up Willow Street and turn right at the crossroads onto Castle Street. Turn first left onto Oak Street and right into York Street.

Continue taking the last turning on the right into Albert Road where the property will be found towards the bottom of the road on the left hand side, as identified by the Agent's for sale board.



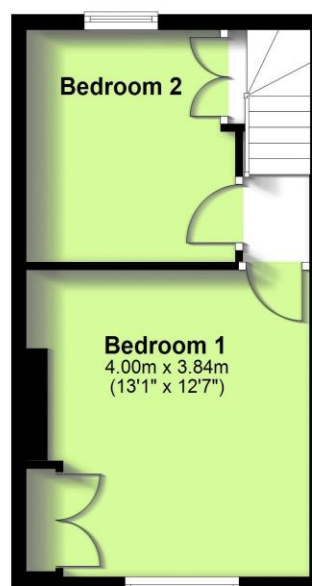
## Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 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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