

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

9 Border Close, Oswestry,
Shropshire, SY11 2TT

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A modern three bedroom semi detached property situated at the end of a quiet cul-de-sac in this popular residential location in Oswestry. The property includes a private rear garden, ample off road parking and an attached single garage. There is gas fired central heating throughout and uPVC double glazing. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in a quiet cul-de-sac within the popular border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The town has an excellent bus service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door leads into:

Hallway: Stairs to first floor landing, understairs cupboard, separate built in storage cupboard and doors off to:

Kitchen: 11' 9" x 7' 6" (3.59m x 2.29m) Range of modern fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with gas hob and extractor fan over. 'Worcester' gas fired boiler, space for fridge, freezer and washing machine. Radiator, tiled floor and part tiled walls.

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.

Living/Dining Room: 13' 8" x 15' 3" (4.17m x 4.64m) Gas fireplace, radiator, TV point and glazed door to rear garden.

Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 13' 8" x 9' 9" (4.17m x 2.98m) max includes over stairs cupboard Radiator and over stairs storage cupboard.

Bedroom 2: 10' 10" x 6' 9" (3.31m x 2.07m) Radiator.

Bedroom 3: Radiator and built in storage cupboard.

Shower Room: 6' 2" x 6' 2" (1.89m x 1.87m) Suite comprising corner shower cubicle with mixer shower, wash basin with vanity unit below and low level flush W.C. Heated towel rail and extractor fan.

Attached Single Garage: 16' 5" x 9' 0" (5.01m x 2.74m) Up and over door to driveway, pedestrian door to rear and light/power facilities laid on.





Garden: The property includes a large driveway to the front bordered by flowering/gravelled beds and timber fencing. The garage is located to the side while at the rear the gardens have been gravelled for ease of maintenance,. They include raised flowering beds and variety of mature trees, plants and shrubs.

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

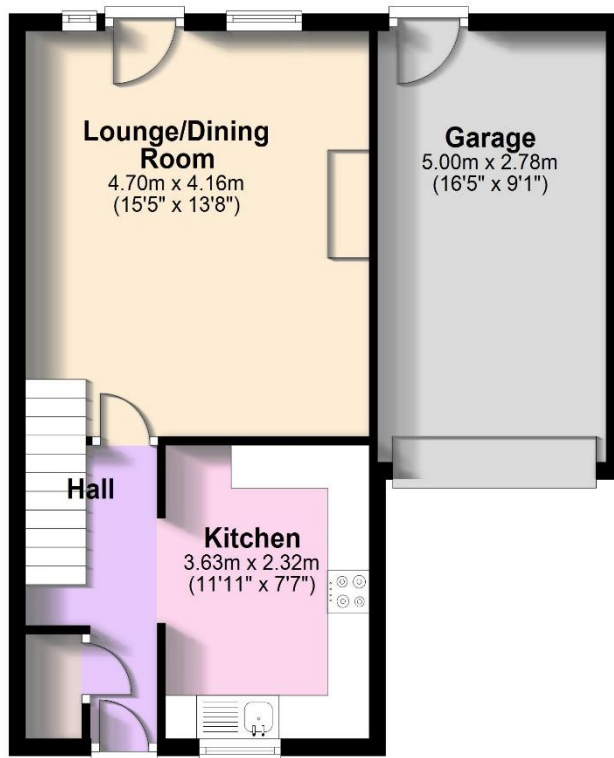
EPC Rating: EPC Rating - Band C (71).

Council Tax Band: Council Tax Band 'B'

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

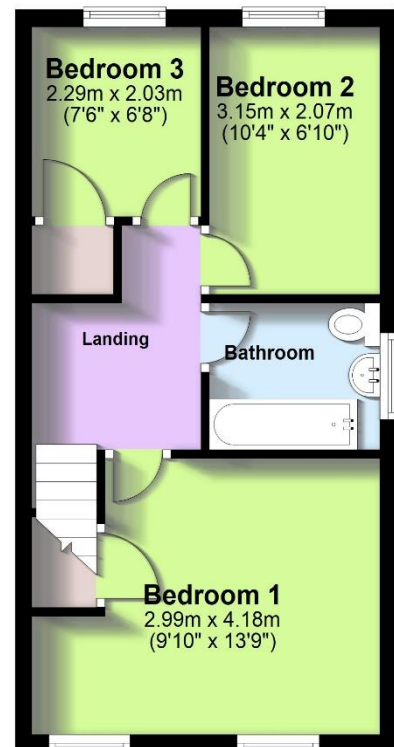
Directions: From Oswestry town centre proceed south on Salop Road turning left at the crossroads (opposite the Holy Trinity Church) onto Middleton Road. Proceed over the bridge to the mini roundabout at which turn right onto Plas Ffynnon Way. Take the third left turning into Border Close and the property will be found in the far left corner of the cul-de-sac.





Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)

Total area: approx. 79.9 sq. metres (859.7 sq. feet)

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

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