

BOWEN

PROPERTY SINCE 1862



Offers in the region of £279,000

5 Weaver Close, Oswestry,
Shropshire, SY11 2NW

🏠 4 Bedrooms

🚿 2 Bathrooms

5 Weaver Close, Oswestry, Shropshire, SY11 2NW



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

A much improved and immaculately presented four bedroom townhouse style property situated in this established residential area in Oswestry. The property includes high quality fixtures and fittings throughout and offers a beautiful master bedroom suite on the second floor. There are two other generous double bedrooms alongside a single bedroom and the family bathroom.

On the ground floor the Kitchen is well appointed and the Living Room generously sized with glazed doors leading onto the low maintenance rear gardens. Finally the property also includes a single garage which has been internally insulated to provide a useful additional space with off road parking provision in front and at the side of the property.

Location: The property is situated within an established residential area within walking distance of the town centre of Oswestry which hosts an excellent range of shops, schools, amenities and recreational activities. The property is also within easy reach of the A5 trunk road which provides direct access to the towns of Wrexham, Shrewsbury and the City of Chester as well as the motorway network beyond. The nearby train station at Gobowen provides rail links to Birmingham and Chester.

Accommodation

A part glazed door at the front of the property leads into:

Hall: Radiator, stairs to first floor landing, thermostat and doors off to:

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: 11' 1" x 8' 0" (3.37m x 2.45m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with gas hob and extractor hood over. Space for fridge, freezer and washing machine. Worcester gas fired boiler, radiator and tile effect flooring.

Living Room: 14' 7" x 12' 10" (4.45m x 3.91m) max Media wall with integrated electric fire and recess for flat screen TV with recess for Digital TV box beneath. Understairs storage cupboard,

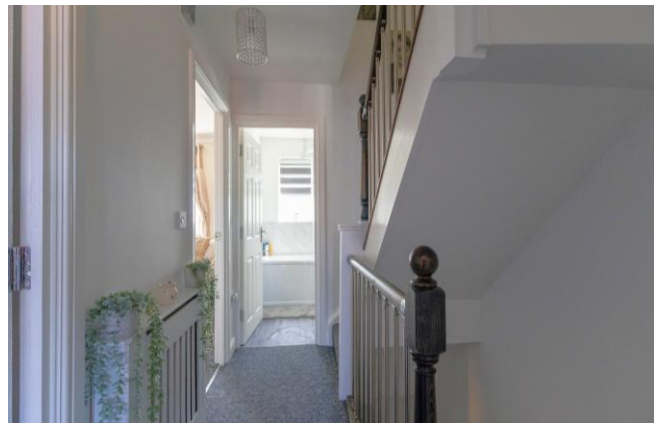
telephone point, wood effect flooring and glazed sliding door to rear gardens.

Stairs to first floor landing: Radiator, stairs to second floor and doors off to:

Bedroom 2: 10' 9" x 8' 2" (3.27m x 2.48m) Built in wardrobe, radiator and TV point.

Bedroom 3: 10' 11" x 8' 2" (3.33m x 2.48m) Built in wardrobe, radiator and TV point.

Bedroom 4: 7' 6" x 6' 3" (2.28m x 1.91m) Radiator and TV point.





Bathroom: 6' 7" x 6' 4" (2.00m x 1.92m) max Suite comprising 'P' shaped bath with rainfall shower over, inset wash hand basin with vanity units beneath and concealed flush w.c. Part panelled walls, extractor fan and heated towel rail.

Stairs to second floor landing: With door into:

Master Bedroom: 18' 8" x 7' 4" widening to 14' 8" (5.70m x 2.23m widening to 4.47m) Limited head space under eaves. Two radiators, two Velux windows, fitted wardrobe, access to loft space and door to:

En Suite: 10' 2" x 3' 10" widening to 5' 11" (3.11m x 1.17m widening to 1.71m) Suite comprising shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Built in drawers, radiator and extractor fan.

Garage: 16' 5" x 8' 0" (5.00m x 2.43m) Insulated internally to create an ideal work space with light/power facilities laid on and up/over door to driveway.

Outside: The property includes low maintenance gardens to the rear which comprise of a decked seating area, paved path, slate

chipped beds and artificial lawns. A pedestrian gate provides access to the rear where the garage and driveway are located. There is also an additional slate chipped parking area at the side of the property.

EPC Rating: EPC Rating - Band 'C' (76).

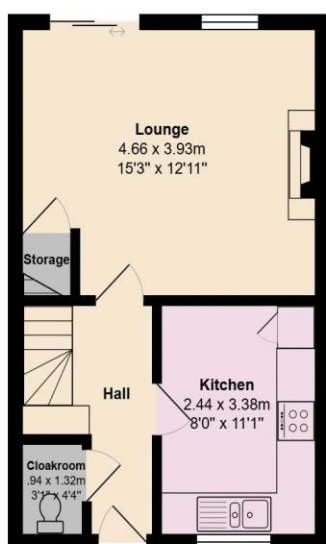
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property has mains gas, water, electricity and drainage connections.

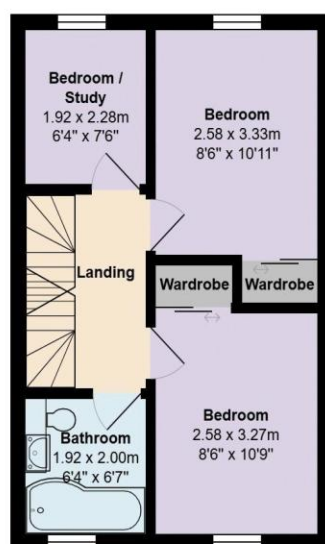
Directions: From Oswestry town centre proceed along Gobowen Road before turning right under the railway bridge onto Whittington Road. Proceed before taking the third turning right (next to Furrows) onto Harlech Road. Continue to the roundabout taking the first exit left onto Cabin Lane. Continue for approximately 0.5 miles before turning left onto Aston Way. At the next T junction take the turning left and continue ahead where the property will be found on the right hand side.



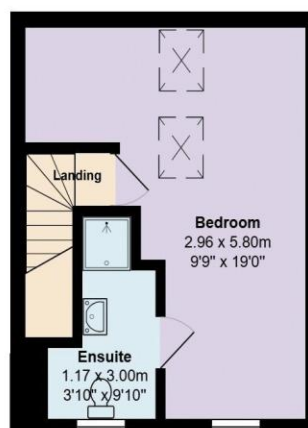
5, Weaver Close, Oswestry, SY11 2NW



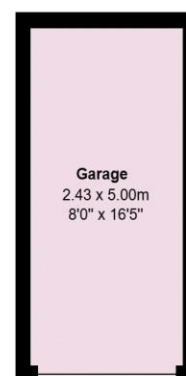
Ground Floor



First Floor



Second Floor



Total Area: 95.1 m² ... 1024 ft² excluding garage

All measurements are approximate and for display purposes only

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.