

BOWEN

PROPERTY SINCE 1862



Asking Price: £205,000

51 Smale Rise, Oswestry,
Shropshire, SY11 2YL

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A well located three bedroom semi detached property situated in an established residential development within the popular town of Oswestry. The property includes generous living accommodation alongside ample off road parking, an attached garage and private rear gardens.

There is gas fired central heating and double glazing throughout. The property offers potential for buyers to make further improvements in line with their own requirements and includes a large rear Conservatory extension. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in an established residential area on the fringes of the busy market town of Oswestry. 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 door leads into:

Hall: Radiator, telephone point, stairs to first floor landing and door off to:

Living Room: 14' 1" x 11' 7" (4.29m x 3.54m) max
Wood effect flooring, gas fireplace, TV point, radiator, understairs recess and door 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/Diner: 14' 8" x 9' 4" (4.47m x 2.84m)

Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drain. Integrated oven with gas hob and extractor hood over. Space/plumbing for washing machine and fridge. Worcester gas fired boiler, part tiled walls, vinyl flooring, radiator and glazed door to:

Conservatory: 12' 3" x 11' 4" (3.74m x 3.46m)

Wood effect flooring and glazed doors to gardens.

Stairs to first floor landing: Airing cupboard with hot water cylinder/slatted shelving, access to loft space and doors off to:

Bedroom 1: 12' 11" x 8' 6" (3.93m x 2.58m) max Radiator.

Bedroom 2: 10' 6" x 6' 5" (3.20m x 1.96m) Radiator.

Bedroom 3: 7' 3" x 6' 0" (2.21m x 1.83m) max Radiator.





Bathroom: 8' 0" x 5' 7" (2.44m x 1.69m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, heated towel rail and extractor fan.

Garage: 17' 5" x 8' 6" (5.32m x 2.58m) Up/over door to driveway, pedestrian door to rear and light/power facilities laid on.

Outside: At the front of the property the driveway is bordered by lawned gardens. A pedestrian path leads down the side of the property to the rear gardens where there is a paved patio with lawned gardens beyond, bordered by timber fencing.

EPC Rating: EPC Rating - Band 'D' (67).

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

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

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

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

Directions: From Oswestry Town Centre proceed down Salop Road turn onto Middleton Road. Proceed over three mini roundabouts and continue onto Cabin Lane. Take the third turning right onto Aston Way then the first left onto Longueville Drive and then turn right onto Smale Rise. Follow the round around the development and the property will be found on the left hand side, just beyond the cul-de-sac known as Henry Jones Close.



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Total Area: 79.3 m² ... 853 ft² (excluding garage)

All measurements are approximate and for display purposes only

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