



Asking Price: £232,500

20 Wilfred Owen Road, Oswestry,  
Shropshire, SY11 2NA

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 3 Bedrooms

 1 Bathroom

# 20 Wilfred Owen Road, Oswestry, Shropshire, SY11 2NA



## General Remarks

A generously sized three bedroom detached bungalow set in a large corner plot within walking distance of Oswestry town centre. The property provides flexible accommodation that is warmed by gas fired central heating.

Outside the wrap-around gardens are fully enclosed and there is driveway parking to the front with attached single garage. The property is offered for sale with no onward chain and early inspection is highly recommended by the selling agent.

**Location:** The property is situated in a popular residential area within easy walking distance of the centre 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 larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides direct links to Manchester and Birmingham whilst the town has an excellent bus service.

## Accommodation

uPVC door into:

**Entrance Hall:** 8' 1" x 4' 8" (2.46m x 1.43m)  
Radiator and doors off to:

**Kitchen/Dining Room:** 21' 3" x 7' 0" (6.47m x 2.13m) Fitted with a range of base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainer. Integrated oven and grill with hob and extractor hood over. Space and

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**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 expressively 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.

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plumbing for a washing machine. Tiled floor, radiator, Logic Combi gas fired boiler and glazed uPVC door to the side.

**Living Room:** 18' 5" x 10' 0" widening to 13'1" (5.61m x 3.05m widening to 4.00m) Open fireplace, radiator, TV/telephone point and door to:

**Inner Hall:** Radiator, access to loft space and doors off to:

**Bedroom 1:** 12' 7" x 11' 0" (3.84m x 3.36m)

Radiator, part glazed door to garden and separate glazed doors to conservatory.

**Bedroom 2:** 16' 9" x 8' 11" (5.11m x 2.73m) Radiator and sliding glazed door to garden.

**Bedroom 3:** 11' 0" x 9' 7" (3.36m x 2.91m) Radiator and glazed sliding door to conservatory.





**Conservatory:** 18' 3" x 9' 11" (5.57m x 3.01m max.) Tiled floor and glazed doors to gardens.

**Bathroom:** 10' 0" x 5' 10" (3.04m x 1.77m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush WC. Radiator, tiled floor, tiled walls and built-in storage cupboard.

**Garage:** With an up and over door to the front elevation.

**Gardens:** The rear garden is of a good size, having a gravel and paved patio area which wraps around the conservatory with timber sleeper steps leading to a large lawn. The whole is enclosed with fencing and hedging, with pathways leading alongside both sides of the property to the front. The front garden is laid to lawn with a concrete driveway providing parking in front of the garage.

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

**Services:** We are informed that mains gas, electricity, water and drainage are connected to the property.

**Council Tax Band:** Council Tax Band 'C'.

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

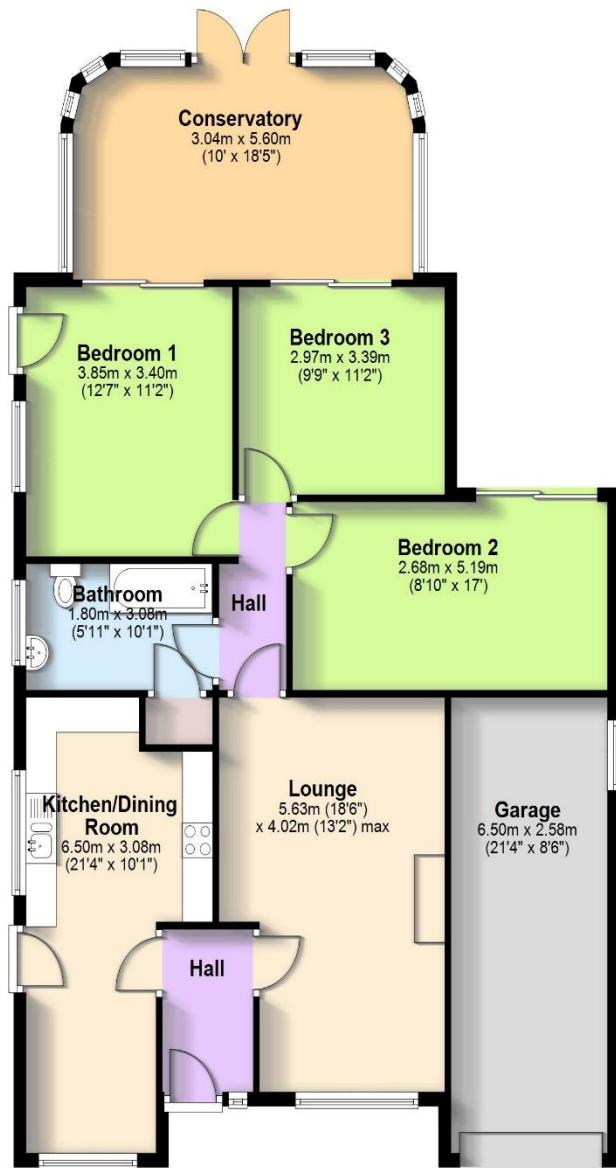
**EPC Rating:** EPC Rating - Band E (53).

**Directions:** From Oswestry town centre head south along Salop Road before turning left at the crossroads onto Middleton Road. Proceed over the first mini roundabout before turning right at the second mini roundabout onto College Road. Take the first left onto Llys Road and continue before turning left onto Wilfred Owen Road, the property is immediately on the left hand side.



## Ground Floor

Approx. 123.1 sq. metres (1324.9 sq. feet)



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)

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

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