

**BOWEN**

PROPERTY SINCE 1862



Offers in the region of £139,950

2 Orchard Cottages, Station Road, Whittington,  
Oswestry, Shropshire, SY11 4BU

🏠 1 Bedroom

🚿 1 Bathroom



## 2 Orchard Cottages, Station Road, Whittington, Oswestry, SY11 4BU

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

### General Remarks

Bowen are delighted with instructions to offer 2 Orchard Cottages in Whittington for sale by private treaty. This most individual property offers comfortably appointed internal living accommodation supplemented by surprisingly large rear gardens. There is modern gas fired central heating throughout. New uPVC windows and door to the front and new wood burning stove fitted in the lounge. Subject to building regulation approval, the outbuilding could form a useful home office if required.

**Location:** The property is situated in the picturesque and sought after village of Whittington approximately 2 miles from Oswestry. The village itself benefits from a host of amenities including local shop/post office, public houses, takeaway outlets, excellent primary school and castle. The village also benefits from easy access onto the A5/A483 leading to the larger towns of Shrewsbury, Wrexham, Chester and the motorway network beyond. Nearby train stations at Gobowen and Chirk provide links to Birmingham and Manchester.

### Accommodation

A part glazed door leads from the enclosed front gardens into:

**Living Room:** 16' 3" x 10' 11" (4.95m x 3.34m) Feature fire surround, wood burning stove, two radiators, TV point, wood effect flooring, stairs to first floor landing and door to:

**Kitchen:** 16' 3" x 5' 9" (4.96m x 1.74m) Fitted base units with worktops over and inset 1.5 bowl ceramic sink/drain. Space for cooker, fridge freezer and washing machine. Tiled floor, radiator, 'Biasi' gas fired boiler and part glazed door to:

**Rear Porch:** 10' 3" x 3' 9" (3.13m x 1.15m) Timber framed porch needs which needs refurbishment works. Quarry tiled floor and part glazed door to rear yard.

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

**Bedroom:** 13' 3" x 11' 0" (4.03m x 3.35m) Feature fireplace, radiator and alcove.



**Bathroom:** 15' 8" x 5' 8" (4.78m x 1.72m) Suite comprising large Jacuzzi bath, pedestal wash hand basin and low level flush w.c. Tiled floor, tiled walls and heated towel rail.

**Brick Outbuilding:** 9' 1" x 8' 10" (2.77m x 2.68m) Accessed from rear yard.

**Gardens:** A short walk away from the rear yard are the large gardens for the property. These have been much improved during the current owner's tenure and include brick paved seating areas, flowering/vegetable beds and hedge/fence borders.

**EPC Rating:** EPC Rating - Band 'D' (63).

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

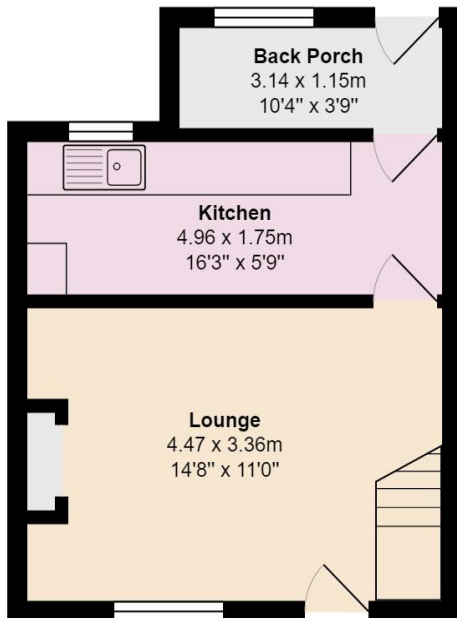
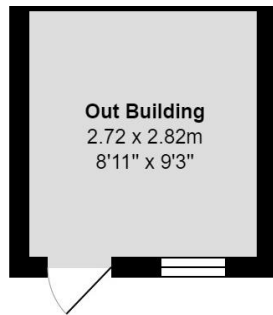
**Council Tax Band:** Council Tax Band - 'A'.

**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

**Directions:** From Oswestry proceed into the village of Whittington passing over the railway line. As you approach the village centre the property will be found on the left hand side, just before the turning right for Yew Tree Avenue.







## Ground Floor

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.