

BOWEN

PROPERTY SINCE 1862



Offers in the region of £189,995

14 Smale Rise, Oswestry,
Shropshire, SY11 2YL

🏠 2 Bedrooms

🚿 1 Bathroom

14 Smale Rise, Oswestry, Shropshire, SY11 2YL



General Remarks

A spacious and well presented two bedroom semi-detached property situated in a popular and established residential location on the eastern fringe of Oswestry. The accommodation has been well maintained and the gardens are a most notable feature, being particularly spacious and private. The property is warmed by gas fired central heating and is fully double glazed. 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 new part glazed composite door at the front leads into:

Hall: Stairs to first floor landing and door off to:

Living Room: 14' 1" x 10' 2" (4.29m x 3.09m) max
With gas fireplace, radiator, TV/telephone points, understairs alcove, newly fitted carpet and door to:

Kitchen/Diner: 13' 1" x 9' 3" (4m x 2.81m)
Comprising a modern range of fitted base and eye level wall units with worktops incorporating an inset 1.5 bowl stainless steel sink and drainer.

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

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.

Freestanding oven with grill, hob and extractor hood over. Space for a washing machine and fridge freezer. Tiled floor, partly tiled walls, radiator and glazed uPVC door to gardens.

Stairs to first floor landing: With radiator, newly fitted carpet, storage cupboard, access to loft space (which houses the gas fired boiler) and doors off to:

Bedroom 1: 13' 2" x 11' 9" (4.02m x 3.58m) max
Radiator, TV point and over stairs cupboard.

Bedroom 2: 11' 7" x 6' 8" (3.52m x 2.04m) max
With radiator.

Bathroom: 6' 1" x 6' 1" (1.86m x 1.85m) Suite comprising panel bath with electric shower over, wash hand basin with vanity unit beneath and low level flush WC. Tiled floor, tiled walls, heated towel rail and extractor fan.

Outside: The property includes large lawned gardens to the front which incorporate a mature tree and shrubs. Off road parking is available to the side, while at the rear there are further private gardens.





These include a large paved patio with steps to the lawns beyond. These are bordered by timber fencing and a host of shrubs/trees.

EPC Rating: Band 'C' (69)

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We understand the property is connected to mains electricity, gas, water and drainage.

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

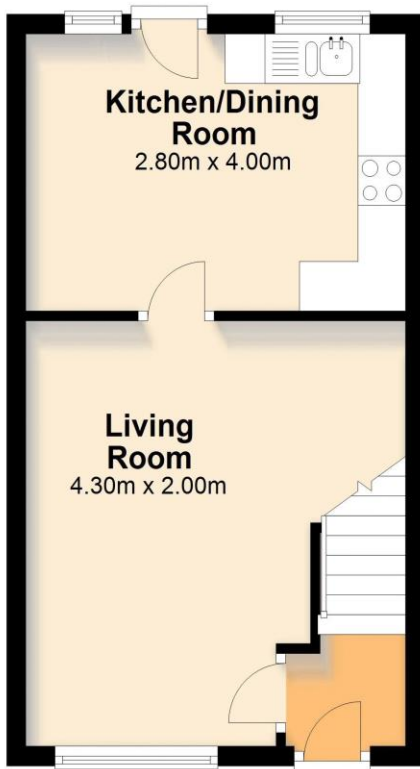
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

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 where the property will be found on the right hand side.



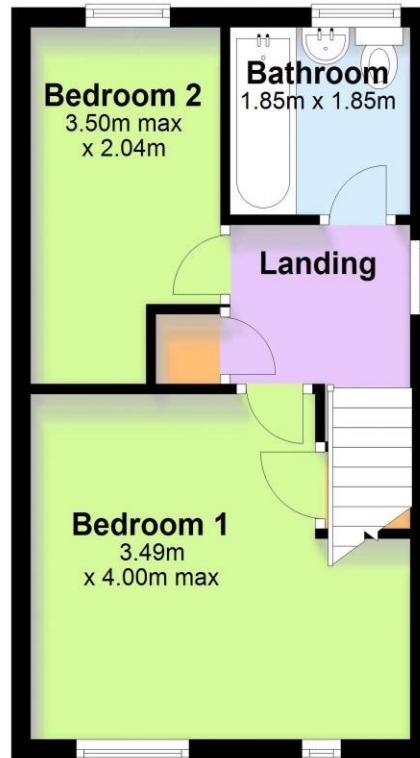
Ground Floor

Approx. 28.4 sq. metres



First Floor

Approx. 29.1 sq. metres



Total area: approx. 57.4 sq. metres

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