

Roger Parry & Partners

4a Plas Newydd Close, Oswestry





4A Plas Newydd Close, Oswestry, SY11 2TA
Offers In The Region Of £240,000

A well appointed three bedroom semi detached house set within a popular residential area on the outskirts of Oswestry Town centre. Benefitting from gas central heating and no onward chain. In brief the accommodation comprises Entrance hall, living room, kitchen/diner, three bedrooms and bathroom. Externally there is an enclosed rear garden and garage with driveway.

LOCATION
Mansion Gardens is a popular residential area well placed for Oswestry town centre. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South, Wrexham, Chester and the Wirral to the Northwest. The property is in close proximity to the town centre, with an abundance of shops and supermarkets.

ENTRY
5'4 x 5 (1.63m x 1.52m)
Through PVC front door, uPVC window, wood effect flooring and ceiling light. Door into;

HALLWAY
3'5 x 19'4 (1.04m x 5.89m)
Spacious hallway with built in storage cupboard, wood effect flooring ceiling light and radiator. Stairs to first floor and door into;

LIVING ROOM
10'3 x 14'2 (3.12m x 4.32m)
Light and airy room with uPVC window to the front, feature fireplace with inset gas fire (please note the gas fire is currently condemned.), wall and ceiling light and radiator.

KITCHEN/DINER
10'2 x 9'8 (3.10m x 2.95m)
Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window. Integrated oven and gas hob with extractor hood over, and space for further appliances. Spot lighting, part tiled walls, radiator, uPVC window and door to the rear giving access to the garden.

CLOAKROOM
Low level WC and wash hand basin.

FIRST FLOOR
Landing space with uPVC window to the rear, built in storage cupboard, ceiling light and doors off to;

BEDROOM ONE
9'5 x 9'5 (2.87m x 2.87m)
Double room with fitted wardrobes to one side, uPVC window to the front, ceiling light and radiator.

BEDROOM TWO
10'5 x 7'4 (3.18m x 2.24m)
Double room with uPVC window to the rear, built in storage cupboard, ceiling light and radiator.

BEDROOM THREE
6'5 x 10 (1.96m x 3.05m)
With window to the front, built in storage cupboard, ceiling light and radiator.

BATHROOM
5'5 x 6'10 (1.65m x 2.08m)
Whote suite comprising panelled bath with shower ove,r low level WC and wash hand basin. UPVC window to the side, ceiling light and heated towel rail.

EXTERNAL

GARAGE AND DRIVEWAY
9 x 17'1 (2.74m x 5.21m)
Single detached garage with up and over door to the front opening onto the driveway, pedestrian door to the rear being access from the garden, power and lighting. The driveway offers parking for several vehicles.

GARDENS
There is a lawn area to the front with pathway giving access.
To the rear is an enclosed garden mainly laid to lawn with patio entertainment area.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 15 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.







General Services:

Local Authority: Shropshire
Council Tax Band: B
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///refers.refusals.adopts

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.