

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £264,550

10 Middleton Close, Oswestry,
Shropshire, SY11 2XS

🏠 4 Bedrooms

🚿 1 Bathroom

10 Middleton Close, Oswestry, Shropshire, SY11 2XS



General Remarks

An extended and well presented four bedroom semi-detached property situated in a cul-de-sac location within this established residential area. The property includes ample off road parking at the front and generous gardens to the rear, which are a notable feature. Internally, there is a large Living Room supplemented by a spacious Kitchen at the rear which links with a Conservatory. On the first floor there are three double bedrooms and one single bedroom. 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 within easy walking distance of the centre of the 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. A town bus service operates in this area.

Accommodation

A part glazed uPVC door at the front of the property leads into:

Hall: Stairs to first floor landing, telephone point and doors off to:

Living Room: 14' 7" x 11' 3" (4.45m x 3.42m)
Radiator and TV point.

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Dining Room: 14' 3" x 9' 3" (4.34m x 2.83m)
max Gas fireplace, radiator and door to:

Kitchen: 18' 11" x 9' 1" (5.77m x 2.78m) max
Modern range of fitted base units with worktops
over and inset 1.5 bowl stainless steel
sink/drain. Integrated oven with hob and
extractor hood over. Space/plumbing for washing
machine, dishwasher and tumble dryer.
Breakfast bar, radiator, understairs cupboard,
glazed doors to Conservatory and archway to:

Utility: 8' 3" x 5' 4" (2.51m x 1.63m) Recently
replaced Worcester gas fired boiler, space for
fridge freezer and part glazed door to rear
gardens.

Conservatory: 12' 4" x 11' 2" (3.754m x 3.41m)
Tiled floor, radiator and glazed doors to gardens.

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

Bedroom 1: 13' 7" x 11' 9" (4.15m x 3.57m)
Radiator.





Bedroom 2: 11' 7" x 9' 3" widening to 12' 5" (3.53m x 2.83m widening to 3.79m) Built in airing cupboard with slatted shelving, separate built in storage cupboard and radiator.

Bedroom 3: 11' 9" x 9' 5" (3.57m x 2.88m) max Radiator.

Bedroom 4: 9' 4" x 6' 0" (2.84m x 1.82m) Built in storage cupboard and radiator.

Bathroom: 6' 1" x 5' 6" (1.85m x 1.67m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled/part panelled walls, heated towel rail and extractor fan.

Outside: At the front of the property, the driveway is bordered by lawns, hedges and shrubs. A pedestrian access gate leads to the side of the property and onto the rear gardens. These include a paved patio and raised lawns with timber garden shed.

EPC Rating: EPC Rating - Band 'D' (62).

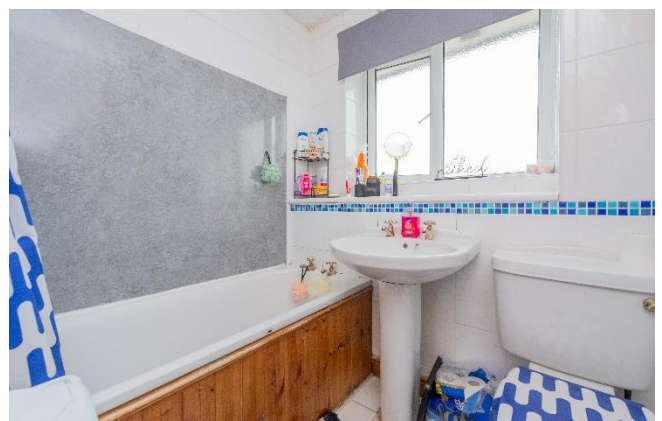
Council Tax Band: Council Tax Band - 'A'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury Shropshire. 0345 6789000.

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

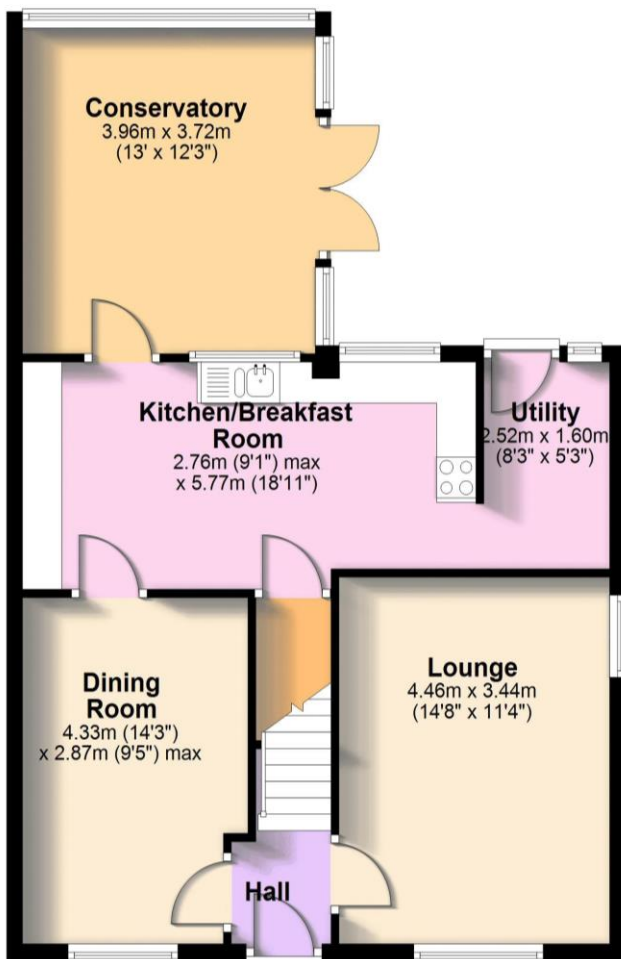
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Oswestry town centre proceed down Gobowen Road before turning right onto Whittington Road under the railway bridge. Proceed before taking the third turning right onto Harlech Road (by Furrows Garage). Continue to the roundabout taking the first exit left onto Cabin Lane. Continue for approximately 0.5 miles before turning left onto Aston Way. Follow the road ahead before turning right into Middleton Close, where the property will be found on the right hand side.



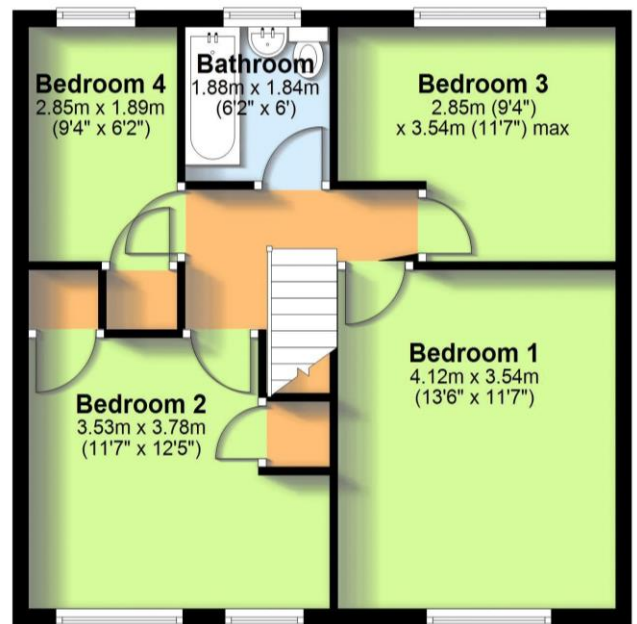
Ground Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)

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

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.