

# Town & Country

Estate & Letting Agents



**3 West Street, Oswestry, SY11 2BS**

**Offers In The Region Of £220,500**

WITH NO ONWARD CHAIN!! Located in the charming town of Oswestry, this delightful end terrace house on West Street offers a perfect blend of period character and modern living. With three well-proportioned bedrooms, this spacious home is ideal for families or those seeking extra room for guests or a home office. As you enter, you are greeted by two inviting reception rooms, each having original features that reflect the property's rich history. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room for relaxation or a vibrant dining area for entertaining friends and family. The property boasts a well-appointed bathroom and kitchen, ensuring convenience for all residents. Situated in a sought-after location, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those who appreciate both convenience and accessibility. The surrounding area offers a delightful community feel, perfect for enjoying leisurely strolls and engaging with neighbours. This period town home is a rare find, combining original character with modern comforts in a desirable setting. If you are looking for a property that offers both charm and practicality, this house on West Street is not to be missed. Come and experience the unique appeal of this lovely home for yourself.

### Directions

From our office in Oswestry proceed up Willow Street, turning left onto Welsh Walls. Follow the road round turning left towards the traffic lights. Go straight over the traffic lights and continue down Lower Brook Street and Victoria Road turning right onto Victoria Street then right again onto West Street. The property will be identified by our for sale board on the left hand side.

### Accommodation Comprises

#### Porch

The property is entered via a part glazed door into the porch with windows to both sides and radiator.

#### Hallway



Having the original decorative quarry tiled floor, picture rail and stairs off to the first floor. Doors lead into the lounge and the dining room.

### Lounge 13'8" x 12'7" (4.19m x 3.86m )



A bright room having a bay window to the front of the property, picture rail, open fireplace with brick surround, brick alcoving with shelving and a radiator.

### Dining Room 11'10" x 10'5" (3.62m x 3.18m )



The dining room has an electric stove style fireplace, alcove shelving, built in alcove cupboard, two further understairs storage cupboards and radiator. A door leads through to the kitchen.

**Kitchen 7'5" x 10'7" (2.27m x 3.24m )**



The kitchen is fitted with a range of base and wall mounted units with part tiled surround, stainless steel sink and drainer and plumbing for washing machine. Space for cooker and fridge/freezer, radiator. Window to the side aspect and part glazed door into the Utility room.

**Utility 7'7" x 11'3" (2.32m x 3.43m )**



A very versatile area having space and plumbing for appliances with worktop over, 'Warmflow' oil boiler, radiator and window to the side. Part glazed door to the rear leading out to the garden.

**First Floor Landing**

The first floor has a radiator and an airing cupboard housing the hot water tank and shelving. Doors lead to the bedrooms and the bathroom. A loft hatch and ladder gives access to the loft room.

**Bedroom Three 7'5" x 10'7" (2.27m x 3.23m )**



Having a window to the rear and a radiator.

**Bedroom Two 10'5" x 10'9" (3.18m x 3.28m)**



With feature cast iron fireplace, alcove shelving and radiator. Window to the rear aspect.

**Family Bathroom 6'0" x 7'11" (1.84m x 2.43m )**



The bathroom is fitted with a low level WC, wash hand basin, panelled bath with glazed shower screen and electric shower over with part tiled walls. Window to the front.

### Bedroom One 9'11" x 11'5" (3.04m x 3.48m )



With feature cast iron fireplace, alcove shelving and radiator. Window to the front aspect.

### Loft Room 10'8" x 14'8" (3.26m x 4.49m )



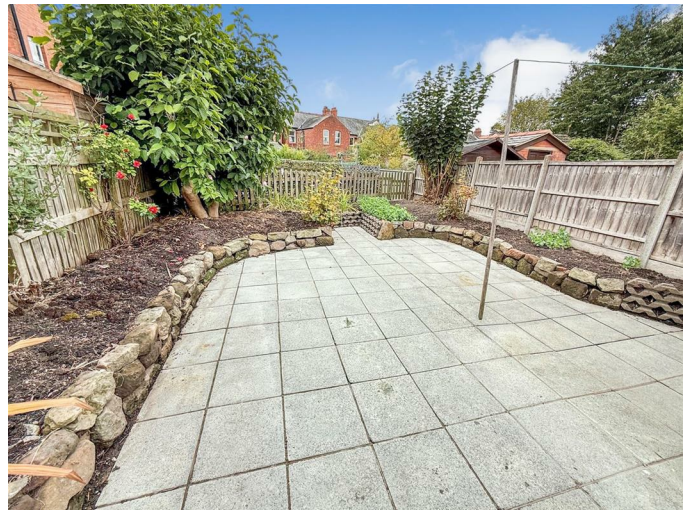
The loft room is a very versatile space having a Velux window. The room would require building regulations and a fixed staircase installing to become habitable.

### To The Front



The front of the property is mainly paved with attractive wrought iron fencing and gate with side access to the rear garden.

### Rear Gardens



The rear garden is fully enclosed having a paved rear garden with raised flower beds, brick walling and panel fencing and two brick built outhouses.

### Additional Photo



## Additional Photo



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

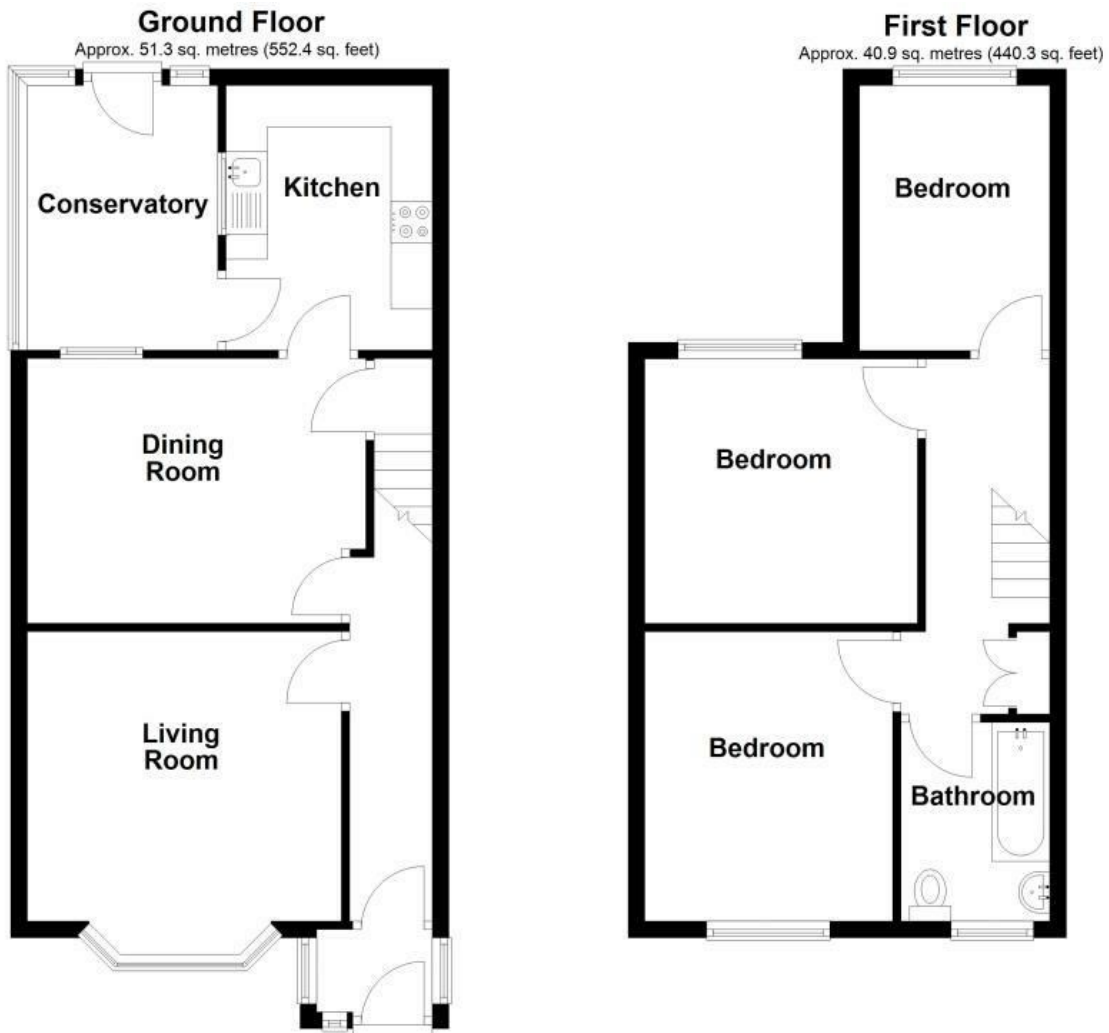
Saturday: 9.00am to 2.00pm

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

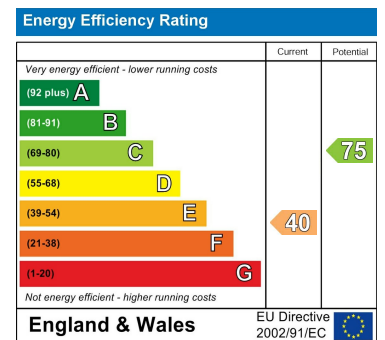
## Floor Plan



## Area Map



## Energy Efficiency Graph



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