

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £239,950

127 Balmoral Crescent, Oswestry,
Shropshire, SY11 2XZ

🛏 4 Bedrooms

🚿 2 Bathrooms

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General Remarks

A much improved and well presented four bedroom semi detached property situated in this popular residential development within Oswestry. The accommodation can be tailored to a purchaser's requirements and includes a ground floor bedroom with en suite shower room. The open plan Kitchen/Diner links with the lounge, a useful utility and the rear conservatory.

Externally the gardens have also been significantly improved with the creation of various outdoor entertaining spaces including patios and a large timber deck. The property is warmed by gas fired central heating, is fully double glazed, includes off road parking to the front and is offered for sale with no onward chain. Early inspection is highly recommended.

Location: The property is situated within walking distance 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, while a town bus service operates in this area.

Accommodation

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

Porch: Tiled floor and door into:

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.

Hall: Tiled floor, staircase to first floor landing and doors off to:

Lounge: 12' 5" x 12' 0" (3.79m x 3.65m) max
Electric feature fireplace set into media wall, radiator, TV/telephone points and doors to:

Kitchen/Diner: 15' 3" x 9' 7" (4.64m x 2.91m)
Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated double oven with gas hob and extractor hood over, wood effect flooring, radiator, part tiled walls, Ideal gas fired boiler, understairs cupboard and doors off to:

Conservatory: 9' 3" x 8' 0" (2.83m x 2.44m)
Tiled floor and glazed doors to gardens.

Utility: 7' 9" x 6' 11" (2.36m x 2.12m) Fitted base/eye level wall units with worktops over. Space/plumbing for washing machine, tumble dryer, dishwasher and fridge freezer. Tiled floor, radiator and part glazed door to gardens.

Bedroom 4: 10' 7" x 7' 4" (3.22m x 2.24m) max
Wood effect flooring, radiator, TV point, fitted storage cupboard and door to:

En Suite: 7' 3" x 2' 11" (2.20m x 0.89m) Suite comprising shower cubicle with mixer shower,





wash hand basin with vanity unit below and low level flush w.c. Tiled floor, part tiled walls, radiator and extractor fan.

Stairs to first floor landing: Airing cupboard with slatted shelving, access to loft space and doors off to:

Bedroom 1: 9' 5" x 8' 11" (2.86m x 2.73m) Built in wardrobe, radiator and TV point.

Bedroom 2: 10' 7" x 8' 0" (3.22m x 2.45m) Radiator and TV point.

Bedroom 3: 7' 6" x 6' 11" (2.28m x 2.10m) max Over stairs storage and radiator.

Family Bathroom: 6' 0" x 5' 7" (1.83m x 1.69m) Suite comprising panel bath with rainfall shower over, wash hand basin with vanity unit below and low level flush w.c. Part tiled walls, vinyl flooring, radiator and extractor fan.

Outside: At the front of the property the driveway is bordered by lawned gardens with a pedestrian path leading to the side providing access to the rear gardens. At the rear of the property there is a paved patio and terrace with lawned gardens, gravelled beds, a raised decked seating area and timber garden storage shed.

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

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

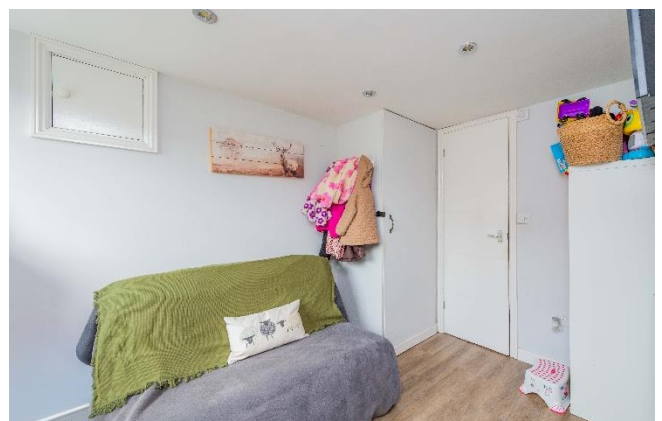
Council Tax Band: Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

EPC Rating: EPC Rating - Band 'C' (75).

Agent's Note: Please note that in accordance with the Estate Agents Act we wish to notify prospective purchasers that the Vendors are connected to a person at Bowen.

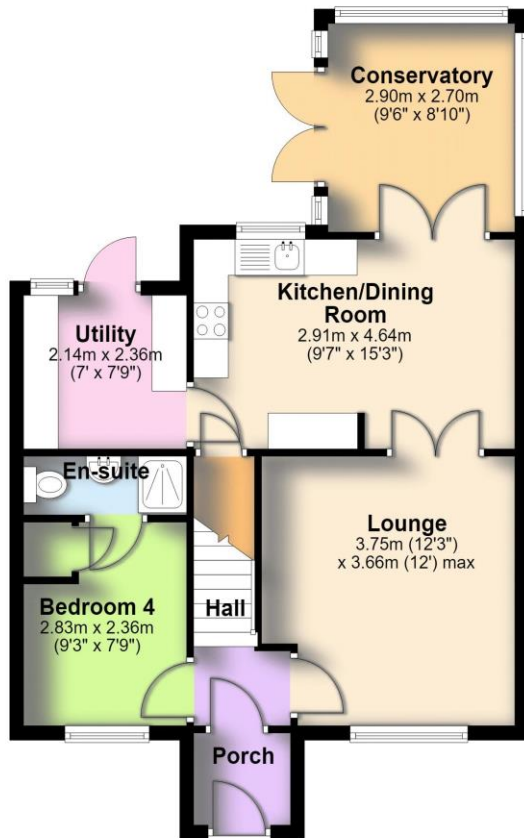
Directions: As you approach Oswestry from the Whittington Roundabout, turn left onto Harlech Road just before the Furrows Skoda Car Sales garage. Continue ahead to the next roundabout turning left onto Cabin Lane and follow the road ahead. Balmoral Crescent will be found on your right hand side after just under 1/4 of a mile. Turn right here and the property will be found on the right, as identified by the agent's For Sale board.





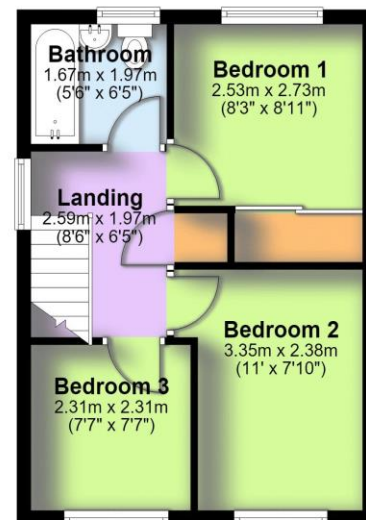
Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 sq. feet)

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

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