Offers in the Region Of £195,000

40 Vyrnwy Road, Oswestry, Shropshire, SY11 1NT

2 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

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General Remarks

A recently refurbished, two bedroom semi-detached bungalow situated within a popular residential area, yet within easy walking distance of the town centre of Oswestry. Recently completed improvements include a new kitchen, shower room, laminate flooring and carpets. The property benefits from uPVC double glazed windows throughout and is warmed by gas fired central heating. Having ample parking with large car port & garage, with terraced gardens to the rear offering views over the town.

Selected internal photos include Virtual furniture staging.

Location: The property within walking distance of the centre of the busy market town of Oswestry as well as the historic Hill Fort and the surrounding countryside. 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 town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.

Accommodation

The property is constructed of a steel frame with brick and block walls under a pitched tiled roof.

Entrance Hall: With laminate flooring, door into boiler cupboard housing the Worcester gas fired boiler.

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 expressively 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.

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Kitchen: 10' 6'' x 8' 5'' (3.19m x 2.56m) Newly fitted kitchen comprising matching base and eye level wall cupboards with worktops over incorporating a sink and drainer with mixer tap over. Electric fan assisted oven/grill, 4 ring induction hob with integrated extractor hood over. Space for a low level fridge, radiator, fitted utility cupboard with plumbing for a washing machine. Opening into:

Lounge: 17' 11'' x 11' 5'' (5.46m x 3.49m) With continuation of laminate flooring and radiator.

Inner Hallway: With access to roof space. Doors to:

Bedroom 1: 12' 6'' x 10' 4'' (3.82m x 3.16m) With newly fitted carpet and wall panelling. Radiator.

Bedroom 2: 9' 6'' x 8' 3'' (2.89m x 2.51m) Laminate flooring, radiator and door into:

Conservatory: 14' 2'' x 7' 3'' (4.33m x 2.22m) Comprising of a brick base with uPVC windows and polycarbonate roof. Tiled floor and radiator.

Shower Room: 6' 7'' x 5' 5'' (2.00m x 1.66m) With a newly fitted shower cubicle with electric shower, low level flush WC, pedestal wash hand basin with vanity cupboard below. Heated towel rail, fully aqua-boarded surround.

Garage: 16' 6'' x 8' 7'' (5.03m x 2.62m) With adjoining:

Car Port: 8' 11'' x 33' 10'' (2.73m x 10.3m)

Outside: The front garden is of low maintenance gravel and paving with inset shrubs, with the driveway running alongside to the car port and garage providing ample parking. The rear garden is terraced with a paved patio adjoining the conservatory and steps leading to a lawn with a paved seating area, before continuing to a further lawned area having a selection of fruit trees, flower beds and shrubs.

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

Services: Mains gas, electricity, water and drainage is connected.

Council Tax: Council Tax Band 'B'

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

EPC: EPC Rating: 60(D)

Directions: From Oswestry town centre proceed north up Willow Street turning right at the crossroads onto Castle Street. Take the first left on to Oak Street then the first right onto York Street. Continue to the end of the street bearing right at the bottom onto Liverpool Road. Turn first left onto Vyrnwy Road and bear left around the bend. The property will be found on the right hand side.

Agent's Note: We are informed that the property is a system built house of non-standard construction. The property includes a steel frame to the walls and a tiled roof. We understand that homes of this type are not considered defective but prospective purchasers who require mortgage funding are advised to consult with their mortgage lender or broker to confirm their ability to proceed with a purchase.

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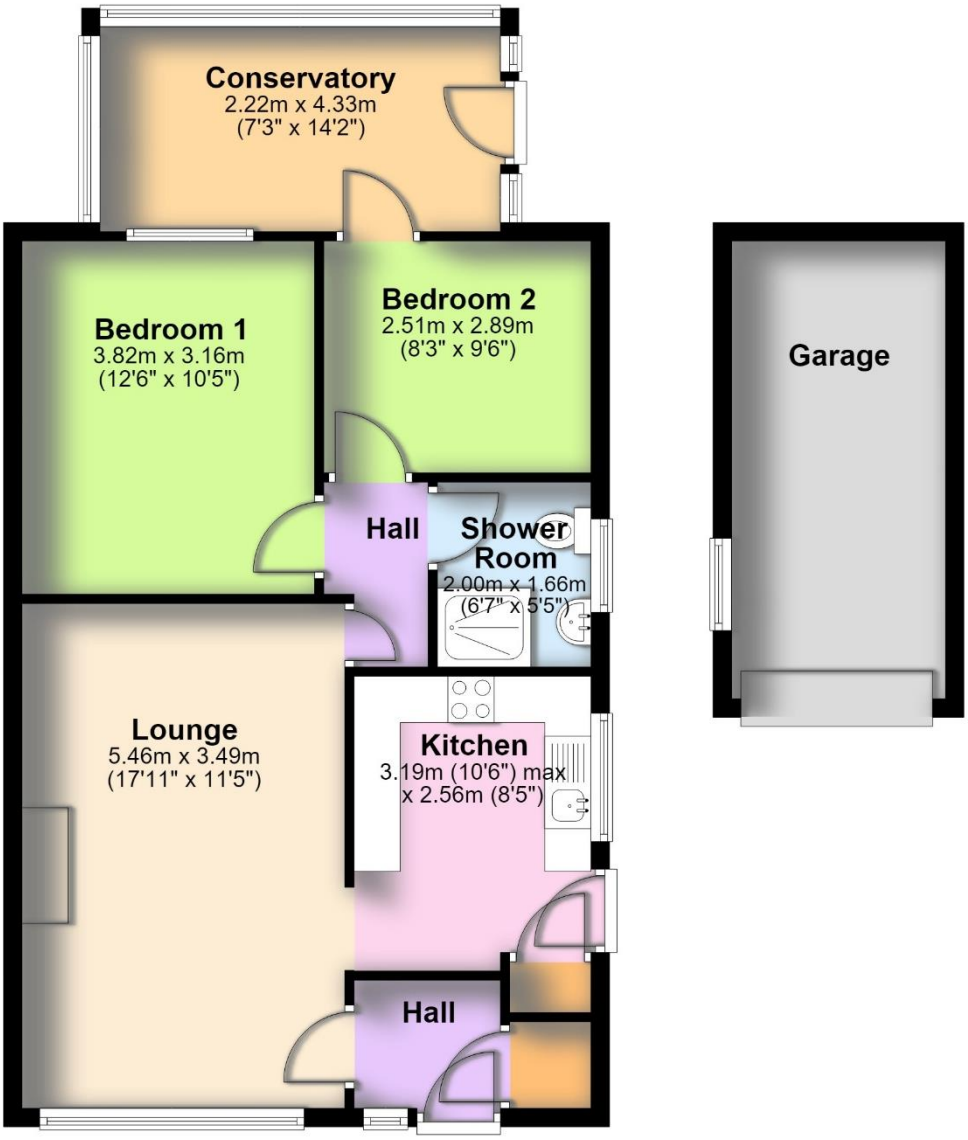
Ground Floor

Approx. 79.3 sq. metres (853.3 sq. feet)



Total area: approx. 79.3 sq. metres (853.3 sq. feet)

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

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