

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £159,950

39 College Road, Oswestry,
Shropshire, SY11 2SQ

🏠 3 Bedrooms

🚿 1 Bathroom

39 College Road, Oswestry, Shropshire, SY11 2SQ



General Remarks

A spacious 3 Bedroom mid terraced property situated within an established residential area, which includes both front and rear gardens. The accommodation is warmed by gas fired central heating and briefly comprises: Entrance Hall, Living/Dining Room, Kitchen, 3 Bedrooms and Bathroom. The property would make an ideal first time buy or investment and early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated within an established residential area within walking distance of the town centre of Oswestry which hosts an excellent range of shops, schools, amenities and recreational activities. The property is also within easy reach of the A5 trunk road which provides direct access to the towns of Wrexham, Shrewsbury and the City of Chester as well as the motorway network beyond. The nearby train station at Gobowen provides rail links to Birmingham and Chester.

Accommodation

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

Hall: 7' 6" x 3' 7" (2.29m x 1.10m) Stairs to first floor landing, radiator and door to:

Living/Dining Room: 17' 11" x 11' 6" (5.47m x 3.50m) max Gas fireplace, two radiators, glazed sliding doors to rear gardens and internal door to:

Kitchen: 18' 0" x 7' 10" narrowing to 51 9" (5.48m x 2.39m narrowing to 1.75m) Range of fitted base/eye level wall units with worktops over and

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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.

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inset 1.5 bowl stainless steel sink/drain. Freestanding cooker/grill with gas hob burners over. Freestanding freezer, space/plumbing for washing machine and fridge, built in storage cupboards, radiator, part glazed door to front and separate part glazed door to rear.

Stairs to first floor landing: With access to loft space and doors off to:

Bedroom 1: 12' 0" x 11' 8" (3.66m x 3.56m) max Built in storage cupboards and radiator.

Bedroom 2: 12' 1" x 5' 10" (3.68m x 1.77m) Radiator.

Bedroom 3: 11' 8" x 5' 9" (3.56m x 1.75m) Radiator and cupboard housing Worcester gas fired boiler.

Bathroom: 5' 9" x 5' 8" (1.74m x 1.73m) Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Tiled walls and radiator.





Outside: The property includes enclosed gardens to the front with a pedestrian path leading between gravelled beds housing mature shrubs. At the rear, there a paved patio leads to lawns bordered by hedges, fencing and mature trees/shrubs.

EPC Rating: Awaiting EPC assessment.

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

Local Authority: Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire.
Tel: 0345 6789000.

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

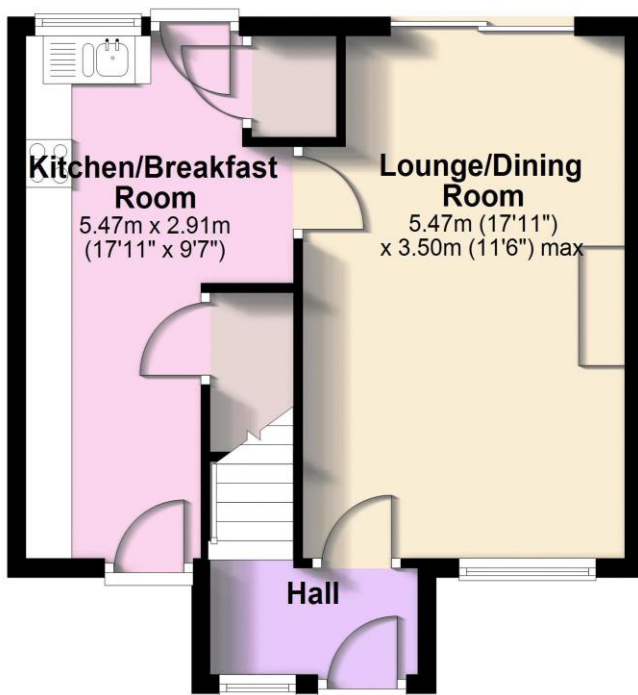
Services: We are informed that the property has mains water, gas, electricity and drainage connections.

Directions: From Oswestry town centre proceed down Salop Road onto Shrewsbury Road. Take the last but one turning on the left onto College Road where the property will be identified on the right hand side by the agent's for sale board.



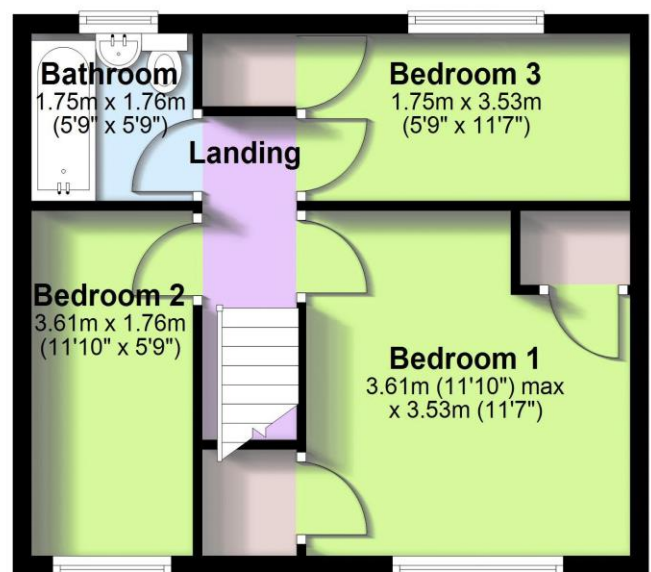
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 74.0 sq. metres (796.7 sq. feet)

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

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