

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £189,950

14 Western Avenue, Whittington,
Oswestry, SY11 4BP

🏠 3 Bedrooms

🚿 1 Bathroom

14 Western Avenue, Whittington, Oswestry, SY11 4BP



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General Remarks

A spacious 3 Bedroom Mid Terrace Property situated in an established residential cul-de-sac close to the centre of the popular village of Whittington. The accommodation is generously sized and includes an Entrance Hall, Lounge, Kitchen, Rear Hall, Covered Porch, Utility, Three Bedrooms and Family Bathroom.

There is gas fired central heating supplemented by a multi fuel burner in the Lounge. The property also includes rear gardens and off-road parking provision to the front. It is offered for sale with no onward chain and early inspection is recommended.

Location: The property is situated in the picturesque and sought after village of Whittington approximately 2 miles from Oswestry. The village itself benefits from a host of amenities including local shop/post office, public houses, takeaway outlet, excellent primary school and castle.

The village also benefits from easy access onto the A5/A483 leading to the larger towns of Shrewsbury, Wrexham, Chester and the motorway network beyond. Nearby train stations at Gobowen and Chirk provide links to Birmingham and Manchester.

Accommodation

Constructed of partly rendered brick under a pitched tiled roof. Approached over a tarmac driveway to a part glazed uPVC door into:

Entrance Hall: With stairs to first floor landing, thermostat control for central heating, smoke alarm, radiator and partly glazed 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.

Lounge: 16' 5" x 12' 2" (5.01m x 3.7m) Multi-fuel burner, radiator, tv and telephone point. Door leading to.

Kitchen: 15' 4" x 8' 9" (4.67m x 2.67m) Fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Integrated high level Fan Assisted oven and separate grill, 5 ring gas hob with stainless steel extractor hood above, stainless steel sink and drainer with mixer tap over, space for fridge freezer, tiled floor, under stairs storage cupboard, radiator and spot lighting. Door into:

Rear Hallway: Door to side access passageway, tiled floor, door to covered porch and internal door to.

Utility Room: 8' 2" x 5' 7" (2.49m x 1.71m) Fitted base units with worktop over and matching base units, cloak cupboard, space and plumbing for washing machine. Stairs off Hall to:

First Floor Landing: With access to roof space. Door into:





Bedroom 1: 15' 5" x 8' 9" (4.71m x 2.67m) With Airing Cupboard housing the Worcester gas fired boiler. Radiator and tv point.

Bedroom 2: 12' 7" x 9' 10" (3.83m x 2.99m) Radiator and Tv point.

Bedroom 3: 10' 8" x 6' 6" (3.25m x 1.98m) Radiator, over-stairs platform with fitted wardrobe.

Bathroom: 7' 9" x 5' 6" (2.37m x 1.67m) bathroom suite comprising a panel bath with shower over, low level flush W.C., pedestal wash hand basin, part tiled surround, spotlights to ceiling and fitted bathroom cabinet.

Outside: To the front of the property is a gated tarmac drive providing parking for 2 cars. A side entrance passage provides access to the rear of the house. To the rear of the property is a well maintained garden with good sized paved patio. The remainder of the garden has been laid with artificial grass with raised beds and a timber garden shed.

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

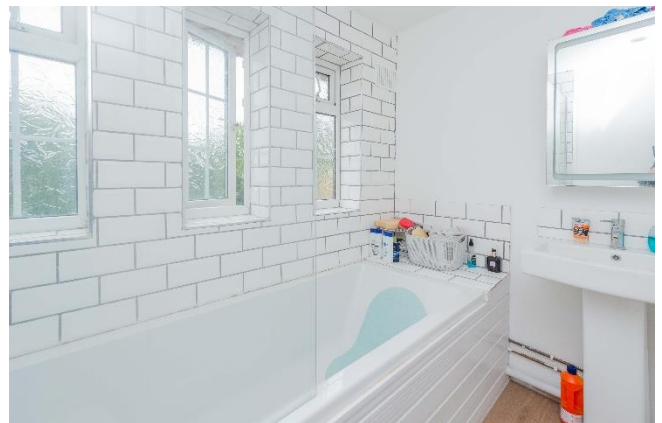
Services: We are informed that the property is connected to mains gas, electricity, water and drainage supplies.

EPC Rating: 73(C)

Council Tax Band: Council Tax Band A.

Local Authority: Shropshire Council Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

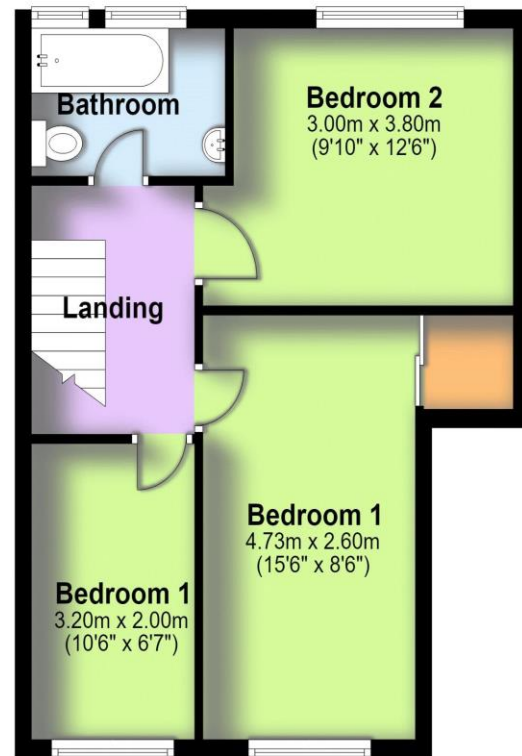
Directions: From Oswestry town centre take the B4580 to the roundabout with the A5. Take the second exit onto the A495 and continue into the village of Whittington. Shortly after passing over the railway crossing take the second turning right into Weston Avenue, continue to the end of the road where the property will be identified by a for sale board.





Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)

Total area: approx. 82.7 sq. metres (890.0 sq. feet)

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

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