

# BOWEN

PROPERTY SINCE 1862



Asking Price £235,000

1 Bedford Villas, Whittington, Oswestry,  
Shropshire, SY11 4BJ

🏠 3 Bedrooms

🚿 1 Bathroom

## 1 Bedford Villas, Whittington, Oswestry, Shropshire, SY11 4BJ



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### General Remarks

Bowen are pleased with instructions to offer this spacious and much improved three bedroom semi detached property, located in the sought after village of Whittington. Combining period features with flexible accommodation, 1 Bedford Villas is a notable addition to the sales market. The useful Loft Room is a particular feature while there is added potential to further improve the rear gardens in line with a purchaser's requirements. Internal inspection is essential in order to fully appreciate the property.

**Location:** The property is situated within an established residential area in the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church and two Public Houses.

The nearby towns of Oswestry and Ellesmere provide a wider range of shops and facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

### Accommodation

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

**Hall:** 14' 4" x 3' 2" (4.37m x 0.96m) Decorative quarry tile flooring, radiator, staircase to first floor landing and door to:

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.

**Dining Room:** 13' 1" x 11' 10" (3.99m x 3.61m)  
Feature fireplace, wood flooring, radiator, understairs storage area and doors off to:

**Living Room:** 12' 1" x 10' 10" (3.69m x 3.31m)  
plus bay window Log burner set on slate hearth, bay window to front and continuation of wood flooring.

**Kitchen:** 14' 5" x 8' 1" (4.40m x 2.47m) max  
Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drain. Integrated double oven and induction hob.

Space/plumbing for washing machine, dryer and dishwasher. Wood effect flooring, exposed brickwork and doors off to:

**Former Cloakroom:** 7' 10" x 2' 7" (2.38m x 0.78m) Has previously been used as a cloakroom, could easily be reinstated as all pipe work is still in place.

**Lean To/Rear Porch:** 14' 7" x 7' 2" (4.44m x 2.19m) With glazed door to garden.

**Stairs to first floor landing:** With steps to loft room and doors off to:





**Bedroom 1:** 16' 0" x 10' 11" (4.87m x 3.34m) plus bay Feature fireplace and large bay window to front.

**Bedroom 2:** 11' 11" x 8' 5" (3.63m x 2.57m) Cupboard housing Glow Worm gas fired boiler, feature fireplace and radiator.

**Bedroom 3:** 8' 1" x 6' 5" (2.47m x 1.96m) Radiator. Currently being prepared for Plaster Skimming and redecoration.

**Bathroom:** 5' 6" x 5' 1" widening to 8' 0" (1.68m x 1.56m widening to 2.43m) Suite comprising panel bath with electric shower over, wash hand basin with vanity unit beneath and low level flush w.c. Part tiled walls, tiled floor and heated towel rail.

**Steps to Loft Room:** Opening into:

**Loft Room:** 14' 8" x 10' 3" (4.47m x 3.12m) max Radiator, Velux window and cupboard housing hot water cylinder/cold water tank.

**Outside:** To the front of the property is a block paved driveway providing ample off road parking. A pedestrian path leads to the side of the property and onto the rear gardens which are mainly laid to lawn bordered by fencing.

**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 Council, The Shirehall, Abbey Foregate, Shrewbsury, Shropshire. Tel: 0345 6789000.

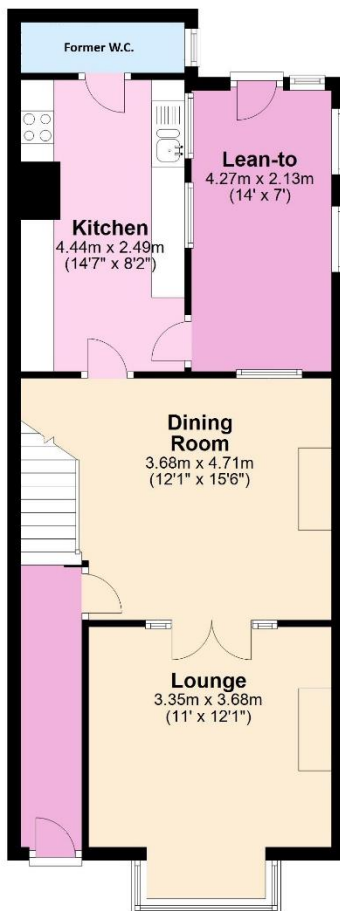
**EPC Rating:** EPC Rating Band E (48)

**Directions:** From the A5/A483 Oswestry by pass take the A495 signposted to Whittington/Ellesmere. Continue into the village of Whittington and over the level crossing, where the property will then be found on the left hand side.



## Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



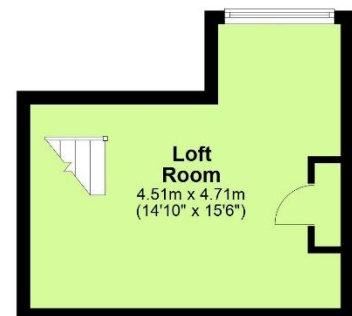
## First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



## Second Floor

Approx. 17.8 sq. metres (191.4 sq. feet)



Total area: approx. 120.4 sq. metres (1295.5 sq. feet)

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