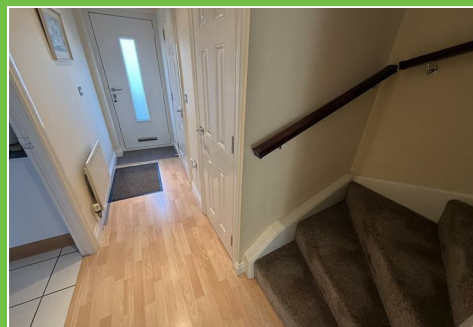


# Town & Country

Estate & Letting Agents



**23 Bentley Drive, Oswestry, SY11 1TQ**

**Offers Over £235,000**

Town and Country Oswestry offer this well presented, spacious three double bedroom family home to the market. Located in a highly regarded location on the outskirts of the town, the property offers lots of space and well laid out accommodation in a sought after area. Having a hallway, kitchen, large lounge/ dining room, cloakroom, three double bedrooms (one with a walk in dressing room), family bathroom and second shower room whilst to the outside there are well maintained gardens to the front and rear along with a garage and parking. Oswestry town centre is a five minute walk away having all daily amenities such as schools, shops and good road links.

### Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Turn right onto Brynhafod Road then take the first left onto Jennings Road. At the junction turn right onto Maserfield. After approximately 800 yards turn left into Bentley Drive. Follow the road around where the property will be seen on the left hand side in the crescent.

### Accommodation comprises

#### Hallway



The hallway has wood flooring, stairs leading off to the first floor, spotlighting, radiator, a door leading to the front, built in storage cupboard and doors leading to the kitchen, cloakroom and the lounge.

#### Cloakroom



The cloakroom has a window to the front, w/c, wash hand basin on a vanity unit with a mixer tap over, a radiator and tiled flooring.

### Lounge/ Dining Room 14'9" x 16'11" (4.52m x 5.17m)



The good sized lounge/ dining room has wood flooring, an electric fireplace with a wood surround, built in storage cupboard, spotlighting and double doors with side windows leading out to rear garden.

#### Additional Photo



### Kitchen 11'8" x 6'11" (3.57m x 2.11m)



The kitchen has a window to the front, a range of

fitted base and wall units with work surfaces over, one and a half bowl sink and mixer tap over, part tiled walls, wall mounted gas fired boiler within a unit and tiled flooring. There is plumbing for a washing machine and dishwasher, an electric oven, gas hob, chimney style extractor fan and space for fridge/freezer.

#### Additional Photo



#### Landing



The first floor landing has stairs leading to the second floor and a radiator. Doors lead to two bedrooms and the family bedroom.

#### Bedroom One 12'11" x 10'2" (3.96m x 3.10m)



A good sized double room with a window to the rear, radiator and built in four door wardrobe offering great storage.

#### Bedroom Two/Dining Room 13'6" x 9'10" (4.14m x 3.02m)



The second double bedroom is currently used as a dining room and has a radiator and two windows to the front with great views.

## Bathroom



The bathroom has a panelled bath with mixer tap and a shower head over, part tiled walls, heated towel rail, tiled flooring, wash hand basin and a w.c., on a vanity unit with a mixer tap over and a vanity cupboard above, spotlighting, extractor fan and shaver point.

## Second Floor

Doors lead to the shower room and the third bedroom.

## Bedroom Three 13'11" x 12'5" (4.26m x 3.79m)



The third bedroom has a window to the front with great views, radiator, a/c off with tank and a door leading to the walk in dressing room.

## Dressing room



The dressing room has been fitted with shelving and a radiator. A door leads through to the eaves storage area.

## Shower Room



The shower room has a velux window to the rear, low level w.c., shower cubicle with a concealed shower head and controls, tiled flooring, a wash hand basin on a vanity unit with a mixer tap over and a shaver point.

### Garage 8'3" x 16'10" (2.52m x 5.14m)



A pathway leads around to the single garage, with an up and over door, eaves storage and parking area to the front for two vehicles.

### Front garden

The front garden has a cottage style gravelled garden with far reaching views over the green and beyond.

### Views To The Front



### Rear garden



The rear garden is another great feature of this property having a patio area that enjoys the sun. Steps lead up to the well maintained gravelled and shrubbed garden with shed and small patio area. The garden is fully enclosed by fencing making it ideal for children and pats.

### Additional Photo



### Additional Photo



## Additional Photo



## Tenure/Council Tax

We understand the property is leasehold although purchasers must make their own enquiries via their solicitor. We believe that the property can be converted to a freehold title for an approximate cost of £11,000 . Enquiries regarding this should be directed to your solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C .

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Town and Country Services

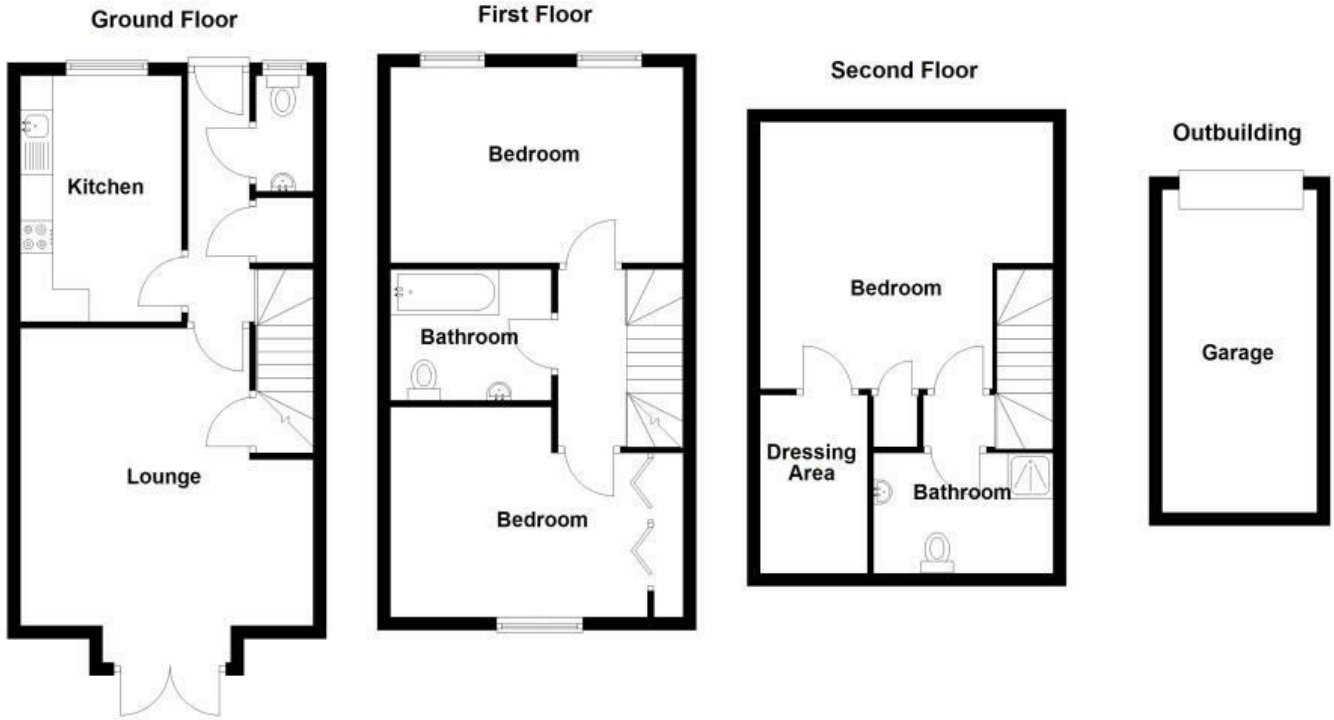
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

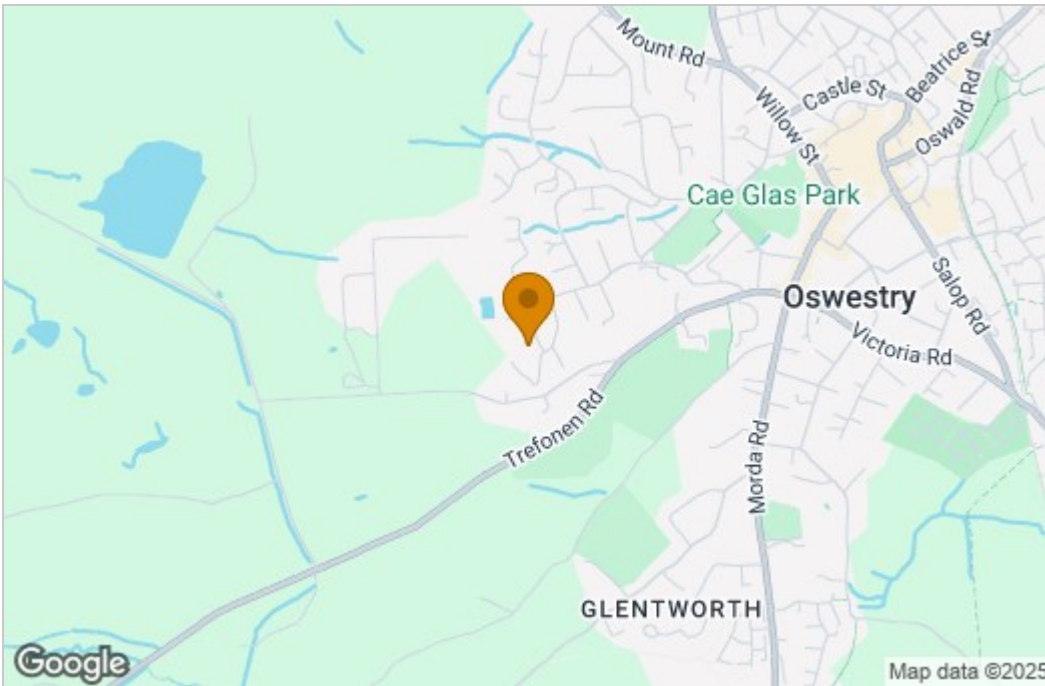
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

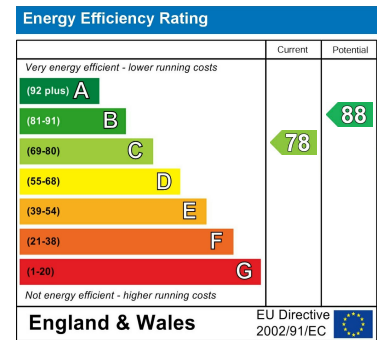
# Floor Plan



# Area Map



# Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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