

# Town & Country

Estate & Letting Agents



**6 Maplehurst Drive, Oswestry, SY11 1JQ**

**Offers In The Region Of £220,000**

**NO ONWARD CHAIN!!** Located on Maplehurst Drive in the charming town of Oswestry, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its edge-of-town location, residents can enjoy a peaceful atmosphere while still being within easy reach of local amenities and services. This spacious bungalow features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retirement home. The property boasts a generous reception room, providing a welcoming space for relaxation and entertaining guests. Recently redecorated and newly carpeted, the interior exudes a fresh and modern feel, ready for you to move in and make it your own. The bungalow also includes a well-appointed kitchen and bathroom, ensuring all your needs are met. Outside, the property benefits from a driveway that accommodates up to three vehicles, along with a garage for additional storage or parking. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. This charming bungalow is a rare find, combining spacious living with a tranquil setting. Whether you are looking to downsize or simply seeking a new place to call home, this property on Maplehurst Drive is not to be missed. Come and experience the comfort and convenience it has to offer.

### Directions

From our Oswestry office follow the road up Willow Street and turn right onto Castle Street. Follow Castle Street along onto the one way system. Continue onto Gobowen Road and turn right onto Whittington Road. Follow the road along taking the right turning into Maplehurst Avenue just before the Ford garage. The property will be found on the right hand side.

### Hall

Having a part glazed door to the side, loft hatch, radiator, tiled flooring and an archway to the kitchen. A door also leads through to the lounge.

### Kitchen 7'11" x 9'1" (2.43m x 2.77m)



The kitchen comprises of base and wall units with worktops over, stainless steel one and a half bowl sink with a mixer tap over, tiled flooring, part tiled walls, cooker space, space for a fridge/freezer, gas boiler, built in pantry and a window to the rear.

### Lounge 13'0" x 16'4" (3.98m x 4.98m)



The good sized lounge has newly fitted carpet with patio doors through to the rear garden, TV point, wall mounted gas fire and radiator. A door leads through to the inner hall.

### Inner Hall

Having doors to the bedrooms and the main bathroom.

### Bedroom One 9'6" x 10'9" (2.92m x 3.30m )



A double bedroom being newly carpeted with bow window to the front and radiator.

### Bedroom Two 9'2" x 7'8" (2.80m x 2.36m )



The second bedroom is newly carpeted with a window to the front and radiator.

## Bathroom



The bathroom has a tiled floor, double shower cubicle with an electric shower, part tiled walls, tiled floor, wash hand basin, low level w.c., a window to the side and a radiator.

## Additional Photo



## Garage



The single detached garage has an electric roller style door, power and lighting.

## Front Garden

To the front there is a low maintenance garden with driveway at the side for two vehicles leading to the garage.

## Additional Photo



## Rear Garden



The enclosed rear garden has a patio, and low maintained graveled area some shrubs, gated side access and fence panelling to the boundaries.

## To Book a Viewing

Anyone wishing to view can complete an interest to view form through Rightmove, Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party, therefore completing the interest to view form does not guarantee a viewing.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

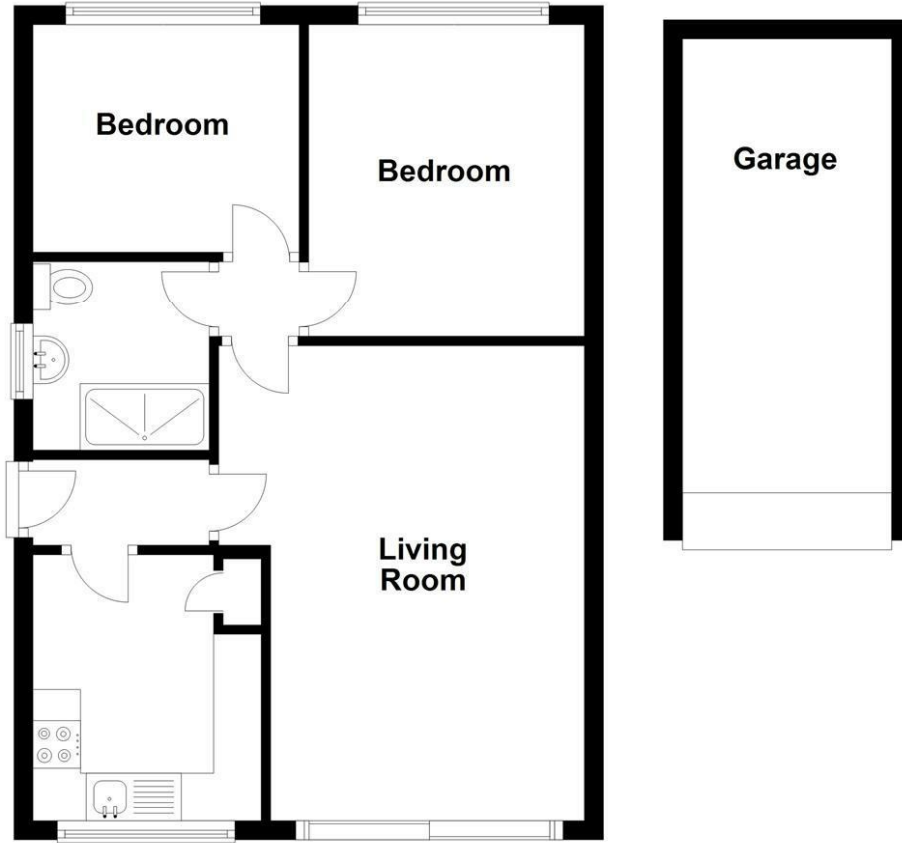
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

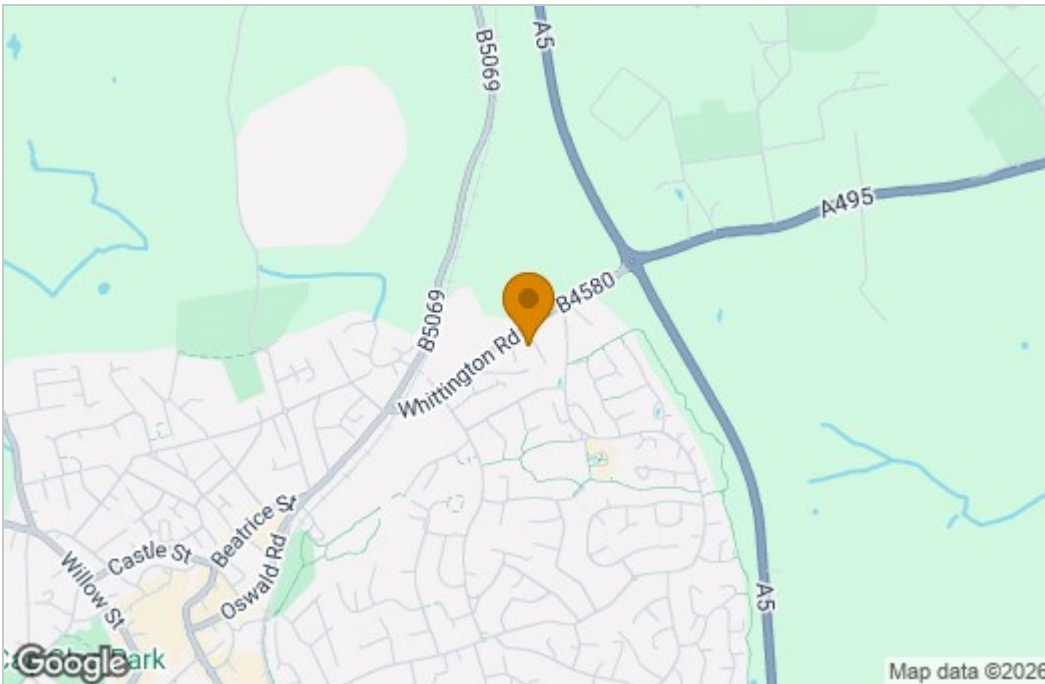
### Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)

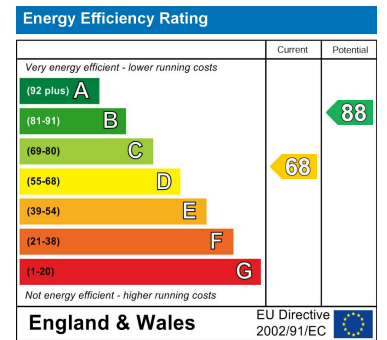


Total area: approx. 60.2 sq. metres (648.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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