



Roger  
Parry  
& Partners

31 Sandringham Avenue, Oswestry, SY11 2UJ



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Offers In The Region Of £220,000

Located in a popular residential area on the outskirts of Oswestry, being offered for sale with no onward chain and benefitting from uPCV double glazing and gas central heating. In brief the accommodation affords Front porch, living room, kitchen, dining room, conservatory, bathroom, bedroom with dressing area and wet room. Externally there is a driveway for parking, outhouse and low maintenance gardens.



**SUMMARY**

The bungalows layout was originally a two bedroom detached bungalow. To make it accessible for the previous owners that had lived there from new it has been extended and altered to suit there needs. The current dining room was previously the second bedroom. Please see the floorplan for reference.

**FRONT PORCH**

4 x 13'7 (1.22m x 4.14m)

UPVC front door opening onto the driveway, uPVC windows surround, ceiling light and uPVC door into;

**LIVING ROOM**

19'10 x 13'7 (6.05m x 4.14m)

With uPVC window to the front, wood effect flooring, feature tiles fire place, ceiling light and radiator. Built in storage cupboard, door into the hall, dining room and kitchen.

**KITCHEN**

15'10 x 7'9 (4.83m x 2.36m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer and integral oven with gas ring hob over. Part tiled walls, wood effect flooring, uPVC window to the front and side and uPVC door to the side. Spot lighting, wall mounted boiler and void for appliances.

**DINING ROOM / BEDROOM TWO**

11'7 x 10'8 (3.53m x 3.25m)

With sliding door into the conservatory, window to the side, ceiling light and double doors into the living room.

**SUN ROOM**

12'10 x 9'7 (3.91m x 2.92m)

With uPVC windows surround overlooking the rear garden, double doors opening onto the patio, sliding doors into bedroom one, Velux window and ceiling light.

**BATHROOM**

5'6 x 7'9 (1.68m x 2.36m)

Fitted with panelled bath, low level WC and wash hand basin. tiled flooring, part tiled walls, uPVC window to the side, ceiling light and radiator.

**BEDROOM ONE**

24'3 x 9'1 (7.39m x 2.77m)

Spacious room with built in storage cupboard, ceiling light and radiator. Arch way into the dressing area with fitted mirror wardrobes to two walls, and ceiling light.

**WET ROOM**

17'3 x 6'5 (5.26m x 1.96m)

Shower area with tiled splash back, WC and wash hand basin. Part panelled walls, uPVC window to the side, tiled flooring and ceiling light.

**EXTERNAL****FRONT**

To the front of the property is a rockery area, and driveway for parking.

**SIDE**

The driveway continues to the side with car port over and brick built outhouse offering storage. Pathway to the side leading around to the garden.

**REAR**

The rear garden is mainly slabbed for ease of access and maintenance with pergola and flower beds to the side.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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Floor Plan  
(not to scale - for identification purposes only)



**Local Authority:** Shropshire  
**Council Tax Band:** C

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### **Directions:**

Leave Oswestry town centre via Gobowen Road turning right down Whittington Road. Take the next right onto Unicorn Road then turn at the second left onto Windsor Road. Turn right onto Sandringham Avenue.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.