

# Town & Country

Estate & Letting Agents



**Paarl, 12a The Green, Oswestry, SY11 2PT**

**Offers In The Region Of £275,000**

WITH NO ONWARD CHAIN!! Located in the popular area of The Green, Oswestry, this modern detached family home offers a delightful blend of comfort and convenience. With spacious accommodation throughout, this property is perfect for families seeking a welcoming environment. The house boasts a good sized reception room, providing ample space for relaxation and entertaining. The well-appointed kitchen is modern and functional and there are three generously sized bedrooms, ensuring that everyone has their own personal space. Additionally, there is potential for a fourth bedroom downstairs, which could serve as a guest room or a study, depending on your needs. The property features two contemporary bathrooms, thoughtfully designed to cater to the demands of family life. Recently updated and well maintained, this home is ready for you to move in and make it your own. Outside, you will find parking for two vehicles, a valuable asset in this convenient location on the edge of town. This area is ideal for families, offering easy access to local amenities while still providing a peaceful residential atmosphere. In summary, this detached house on The Green is a wonderful opportunity for those looking for a modern family home with spacious living areas and the convenient location Don't miss the chance to make this exceptional property your next home.

### Directions

From our Willow Street office proceed out of town following the one way system back into the town centre along Oswald Road. At the junction with Leg Street turn left and continue to the mini roundabout, taking the second exit straight ahead onto Salop Road. Take the first turning on the left onto Middleton Road and continue along before turning right onto Beech Grove. Take the first right where the property will be seen on the right hand side identified by our for sale board.

### Accommodation Comprises

#### Hallway



The hallway has a part glazed door to the front, stairs leading to the first floor, useful understairs cupboard, wood flooring, radiator and doors leading to all ground floor rooms. A part glazed door leads out to the rear garden and there is also a window to the rear.

#### Lounge 16'2" x 11'5" (4.95m x 3.48m)



The good sized lounge has a window to the front, coved ceiling, wall lighting and a radiator.

#### Bedroom Four/ Study 9'8" x 9'4" (2.97m x 2.86m)



A very versatile room ideal for a number of uses having a window to the front and a radiator.

#### Cloakroom



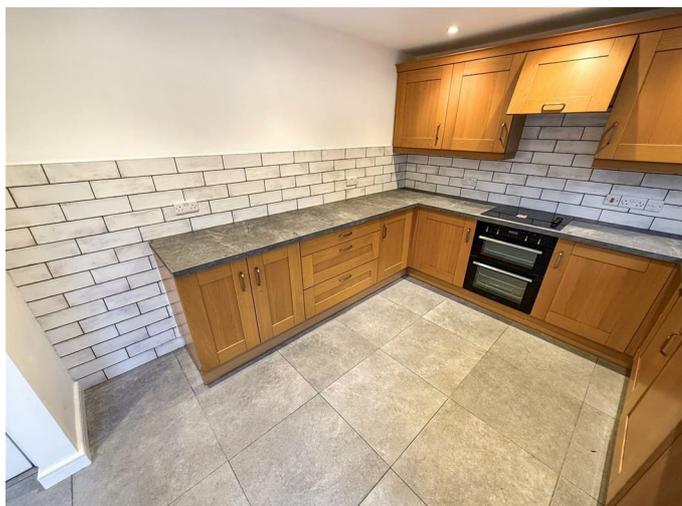
The cloakroom is fitted with a low level w.c., wash hand basin on a modern vanity unit with a mixer tap over, part tiled walls, modern tiled flooring, extractor fan and has a window to the rear.

**Kitchen/ Breakfast Room 14'11" x 9'10" (4.55m x 3.02m)**



The well appointed kitchen is fitted with a range of base and wall units with work surfaces over, three windows to the rear, two of which are full height letting in lots of light, fitted electric double oven, ceramic hob, integrated extractor fan, part tiled walls, space for appliances, sink unit with a mixer tap over, spotlighting, wall mounted gas fired boiler, tiled flooring and a radiator.

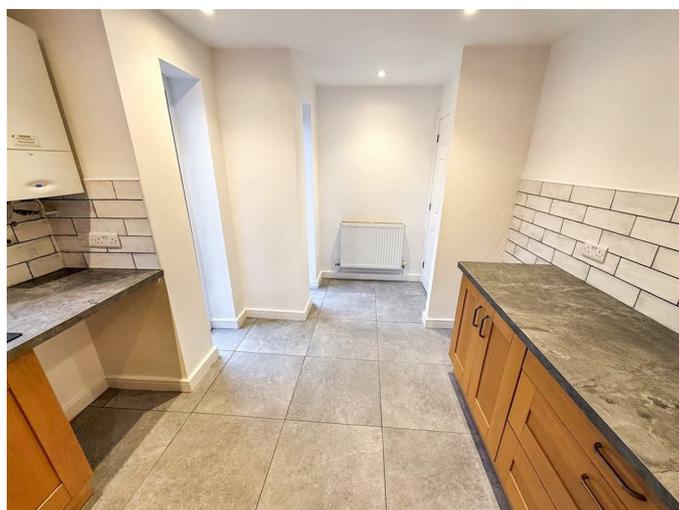
**Additional Photo**



**Additional Photo**



**Additional Photo**



**To The First Floor**



The bright first floor landing has two full length windows to the rear letting in lots of light. There is a radiator, loft access and doors leading to the bedrooms and the family bathroom.

**Additional Photo**

**Bedroom One 14'0" x 10'11" (4.27m x 3.34m)**



The good sized first double bedroom has a window to the front, radiator and a door leading to the en suite.

**En Suite**



The en suite has a fitted double shower cubicle with mains powered shower, wash hand basin with a mixer tap over on a modern vanity unit with concealed cistern w.c., radiator, modern flooring, spotlighting, extractor fan and tiled walls.

**Bedroom Two 17'10" max x 11'8" (5.44m max x 3.57m)**



The second double bedroom has a window to the front, radiator and a feature square bay window to the side.

**Bedroom Three 8'10" x 7'5" (2.71m x 2.27m)**



The third bedroom has a window to the front and a radiator.

## Family Bathroom

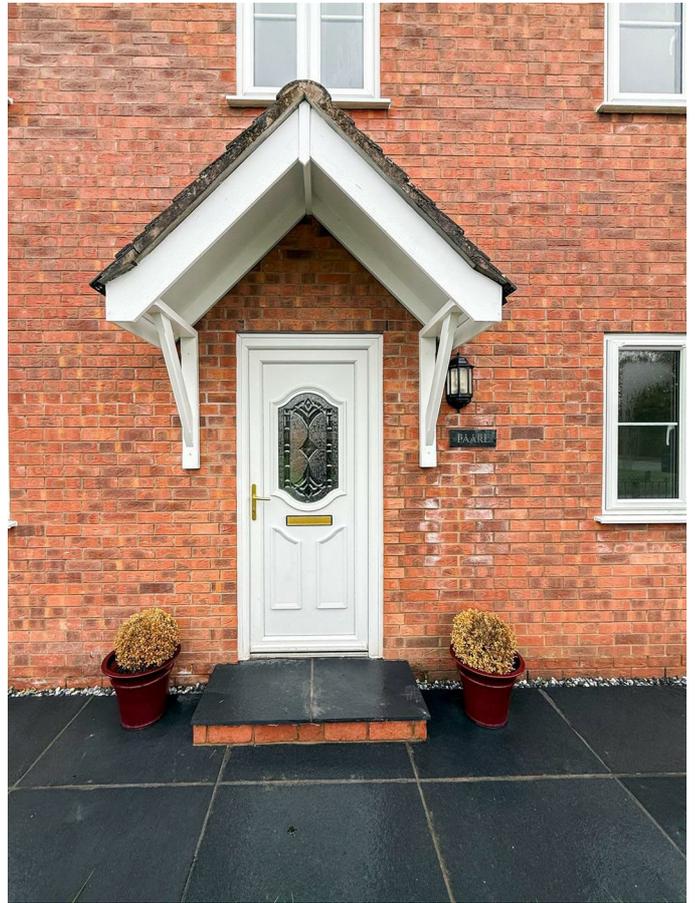


The stunning family bathroom has a focal raised free standing slipper style bath with central mixer taps and shower head, low level w.c., wash hand basin on a wall mounted vanity unit with a mixer tap over, part tiled walls, a window to the rear, vinyl flooring and a separate shower cubicle with shower over and spotlighting.

## Additional Photo



## Porch



## To The Outside



The property is approached through two wrought iron gates that lead onto the driveway to the side. There is a low boundary wall with wrought iron fencing and a lawned garden to the front. A pathway leads to the front door with a canopy porch leading into the property. To the rear there is a good sized patio area ideal for sitting out and entertaining. There are lawned gardens beyond with enclosed fence boundaries making it ideal for children and pets.

### Additional Photo



### Additional Photo



### Additional Photo



### 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.

### 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.

### To Book a Viewing

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

### 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 C.

### Services

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

### 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.

### 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.

**Additional Photo**

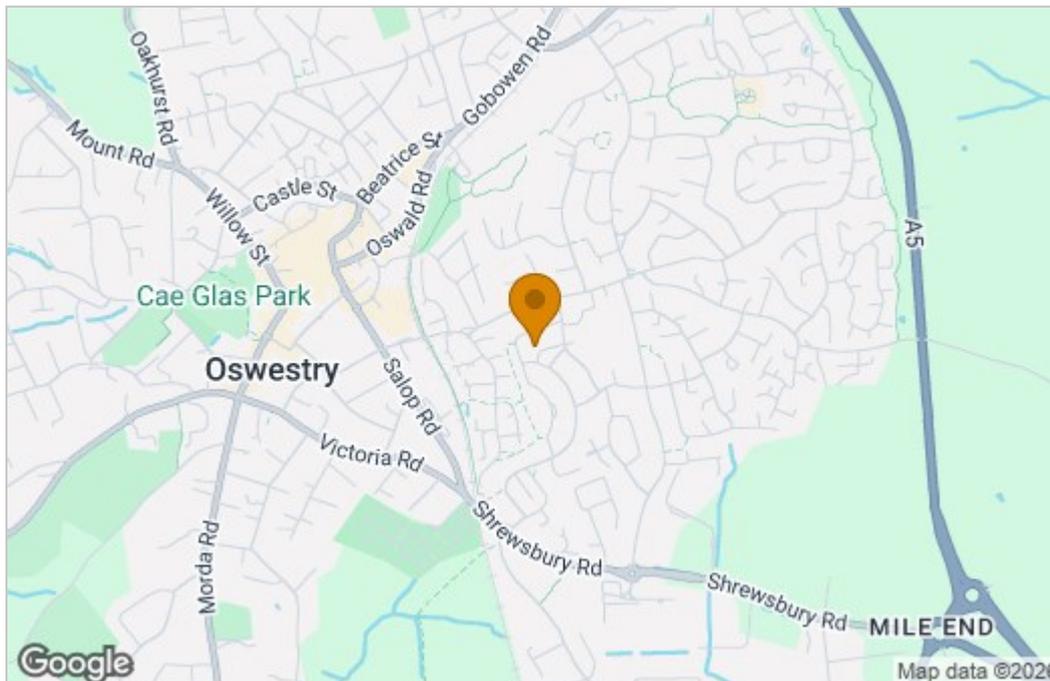
# Floor Plan

## Paarl, The Green, Oswestry, SY11

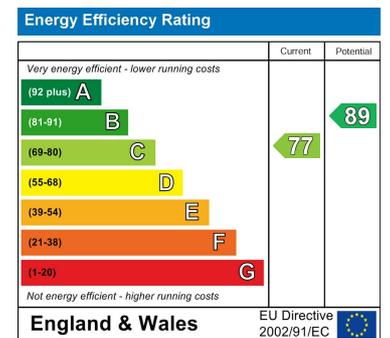
Approximate Area = 1137 sq ft / 105.6 sq m  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Total = 1165 sq ft / 108.2 sq m  
 For identification only - Not to scale



# Area Map



# Energy Efficiency Graph



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