

# Town & Country

Estate & Letting Agents



**45 Langland Road, Oswestry, SY11 2DN**

**Offers In The Region Of £225,000**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this spacious three bedroom family home located in Oswestry with all amenities at close hand. The property has undergone a full scheme of updating and renovation to create a beautiful home. Accommodation offers hallway, lounge, kitchen/dining room, cloakroom, conservatory, utility, workshop/study, three good sized bedrooms and a family bathroom. Externally there are immaculate gardens to the front and rear along with off road parking. Located on the edge of the town, all amenities are close at hand including schools, public transport and shops. A lovely property worthy of a viewing.

## Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along and at the junction turn left onto Beatrice Street leading onto Gobowen Road. Turn right onto Whittington Road and first right onto Unicorn Road. Proceed along Unicorn Road and turn right onto Langland Road where the property will be seen on the left hand side.

## Accommodation Comprises

### Hallway



The hallway has a radiator, tiled floor, part glazed door and side panels to the front, stairs leading to the first floor, coved ceiling, telephone point and a door leading through to the lounge.

### Lounge 16'3" x 11'10" (4.97m x 3.63m)



The spacious, bright lounge has a window to the front, wood flooring, dado rail, wall lights, radiator and central fireplace with a gas fire inset. A door leads through to the kitchen and dining room.

### Kitchen/ Dining Room 18'11" x 9'3" (5.77m x 2.83m)



A great space to entertain and cook. The kitchen is fitted with a modern range of base and wall units with oak block work surfaces over, tiled flooring, breakfast bar, eye level double electric oven, five ring gas hob, integrated dishwasher, part tiled walls, extractor fan, integrated fridge/ freezer and a window to the rear. The dining area has a door leading to the under stairs cupboard, a window to the side, tiled flooring and doors leading to the conservatory and the utility.

### Kitchen



## Dining Area



tap over, LVT flooring, radiator and a window to the side.

**Conservatory 14'0" x 11'1" (4.28m x 3.39m)**



## Utility



The good sized conservatory is another great space to relax and entertain. Having wood flooring, a door to the study and a French doors leading out onto the garden. Door into the Workshop/Study.

**Additional Photo**



The utility has a tiled floor, plumbing and space for a washing machine with work surface over, shelving and a wall mounted gas fired Worcester boiler in a cupboard. A door leads through to the cloakroom.

## Cloakroom



The modern cloakroom is fitted with a low level w.c and a wash hand basin on vanity units with a mixer

### Workshop/ Study 7'2" x 5'2" (2.20m x 1.60m)



A very versatile space ideal for a number of uses having power and lighting and fitted shelving.

### First Floor Landing



The first floor landing has a loft hatch with pull down ladder, a window to the side, airing cupboard and doors leading to the bedrooms and bathroom.

### Bathroom



The modern bathroom is fitted with a three piece

suite comprising a panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin on a vanity unit with a mixer tap over, window to the rear, school style radiator and heated towel rail, part panelled walls and wood flooring.

### Additional Photo



### Bedroom One 11'11" x 9'3" (3.65m x 2.83m)



A good sized double bedroom having a window to the rear and a radiator.

### Bedroom Two 9'7" x 9'6" (2.93m x 2.92m)



A second double bedroom having a window to the front, radiator and built in cupboard.

### Bedroom Three 10'5" x 6'8" (3.19m x 2.05m)



The third generous bedroom has a window to the front, radiator and built in cupboard.

### Front Gardens

To the front of the property there is off road parking for several vehicles. A gate at the side gives access to the rear garden.

### Rear Gardens



The enclosed, well maintained rear garden is mainly lawned and shrubbed and fully enclosed by fencing making it ideal for children and pets. There is a patio area, shed and outside tap.

### 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 B.

### **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

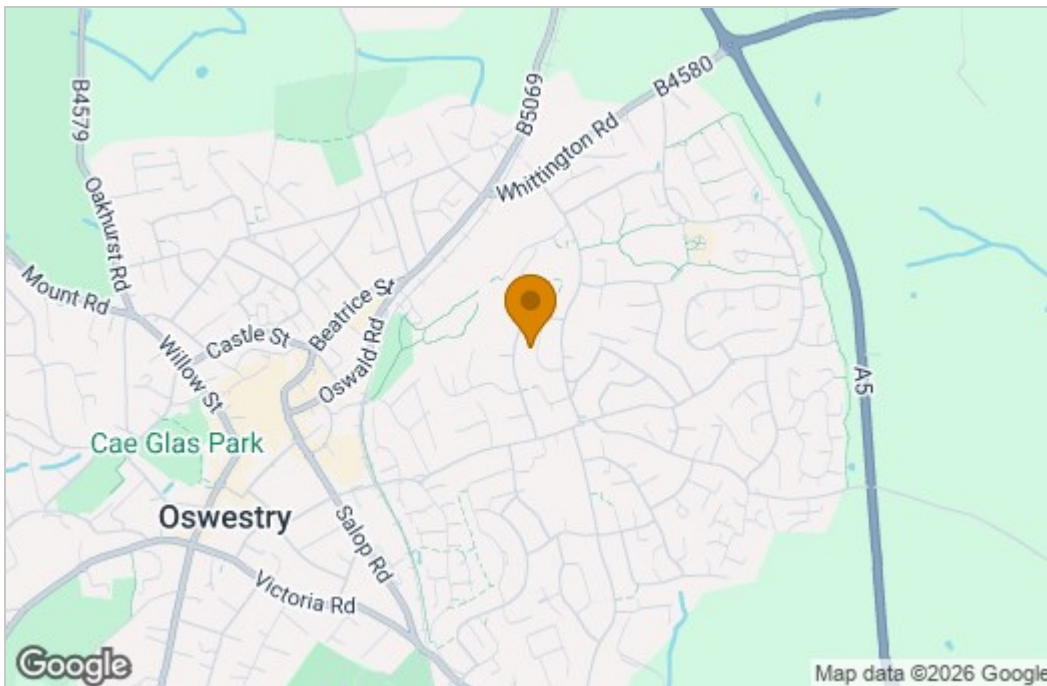
### **Additional Information**

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.

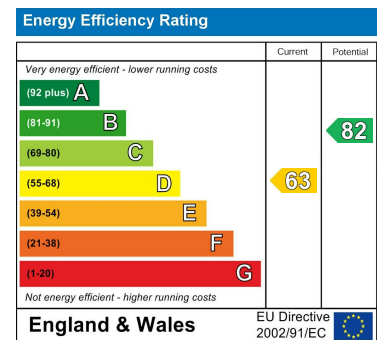
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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