

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £394,950

22 Croeswylan Lane, Oswestry,  
Shropshire, SY10 9PN

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🏠 4 Bedrooms

🚿 1 Bathroom

## 22 Croeswylan Lane, Oswestry, Shropshire, SY10 9PN



### Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A spacious and well presented four bedroom detached property with integral garage situated in this sought after residential location within walking distance of the town centre. There is ample off road parking to the front together with private gardens at the rear. The property is warmed by a newly fitted gas fired boiler and has double glazing throughout. Early inspection is recommended as the property is offered for sale with no onward chain.

**Location:** The property is situated on Croeswylan Lane, one of the most exclusive areas of the historic town of Oswestry. The town centre is a short walk away and offers a host of shops, restaurants and other amenities. Easy access onto the A5/A483 provides direct access to the City of Chester and the county town of Shrewsbury which both offer a wider range of facilities as well as access to the motorway network beyond. The nearby train station at Gobowen offers rail links to Birmingham and Chester.

### Accommodation

Glazed doors lead into:

**Porch:** 7' 5" x 2' 2" (2.26m x 0.66m) Tiled floor and glazed door into:

**Hall:** 13' 4" x 6' 9" (4.07m x 2.06m) Wood flooring, stairs to first floor landing, radiator, telephone point and doors off to:

**Living Room:** 23' 4" x 11' 2" (7.10m x 3.40m) Log burner with tiled hearth and brick surround. Wood flooring, two radiators, TV point and glazed door to conservatory.

**Sitting Room/Snug:** 10' 3" x 6' 9" (3.13m x 2.05m) Radiator and doors off to:

**Kitchen:** 15' 7" x 10' 2" (4.75m x 3.09m max.) A range of fitted base and eye level wall units with part granite/part granite-effect worktops over and inset stainless steel sink unit. Space for a cooker with extractor hood over. Space for a fridge and dishwasher, tiled floor, part tiled walls, radiator, fire door to garage, part glazed uPVC door to side and internal door to:

**Cloakroom:** Newly fitted Worcester gas fired boiler, low level flush WC, wash hand basin with vanity unit below and tiled floor.

**Conservatory:** 18' 5" x 10' 0" (5.61m x 3.04m max.) Tiled floor and glazed doors to garden.

**Stairs to first floor split landing:** Access to loft space and doors off to:

**Bedroom 1:** 13' 1" x 11' 3" (4.00m x 3.42m) Radiator.





**Bedroom 2:** 10' 1" x 10' 0" (3.08m x 3.06m)  
Radiator.

**Bedroom 3:** 7' 11" x 6' 1" (2.42m x 1.85m) Built-in storage cupboard and radiator.

**Bedroom 4:** 21' 7" x 9' 11" (6.58m x 3.02m max.) Two radiators and under eaves storage.

**Bathroom:** 7' 8" x 6' 10" (2.34m x 2.08m max.) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin, low level flush WC and bidet. Part tiled walls, radiator and airing cupboard with slatted shelves and radiator.

**Garage:** 15' 2" x 10' 6" (4.63m x 3.21m max.) With up and over door to driveway, pedestrian door to kitchen, lighting and power laid on and space/plumbing for washing machine, tumble dryer and fridge freezer.

**Gardens:** The front garden is mainly laid to lawn with tarmacadam driveway providing ample parking leading up to the garage and a pathway leading to around the side of the property to the rear. The rear gardens include a large paved patio adjoining the property with steps to raised lawns bordered by mature hedges and timber fencing.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Council Tax Band:** Council Tax Band 'C'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Rating:** EPC Rating - Band 'C' (70).

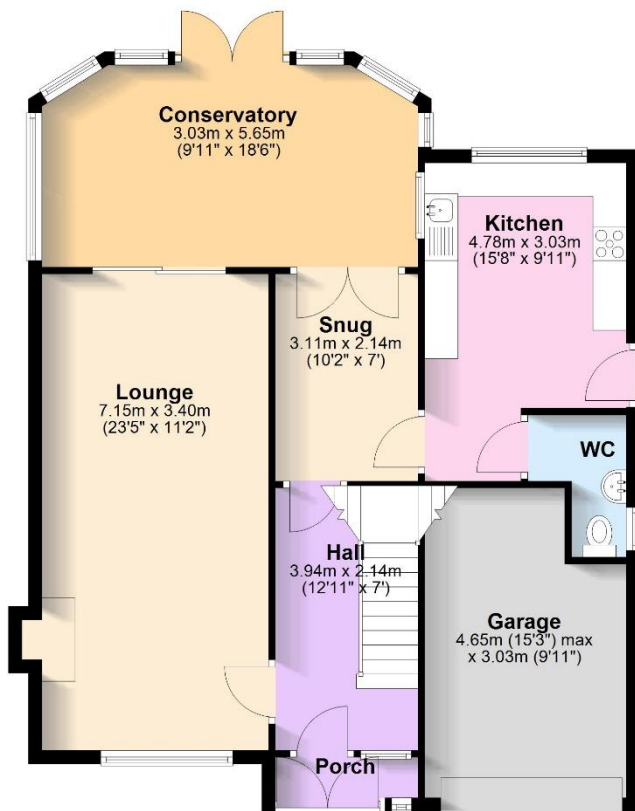
**Services:** We are informed that the property has mains gas, electric, water and drainage connections.

**Directions:** From Oswestry Town Centre take the B5069 Morda Road. Proceed past the Marches School and immediately turn right onto Croeswylan Lane. Continue and the property is located on the right hand side.



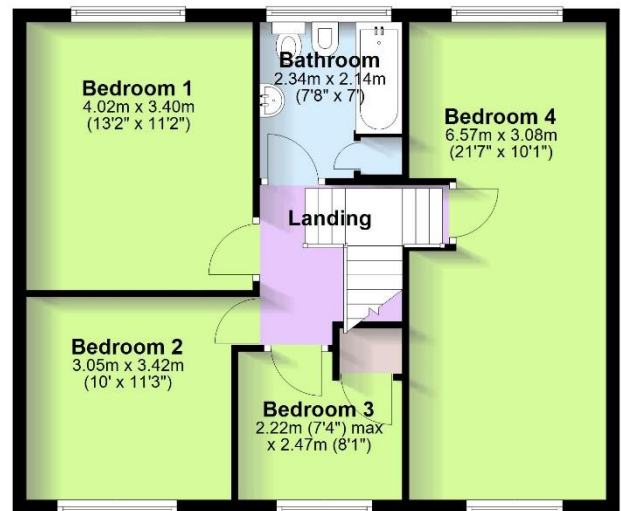
## Ground Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



## First Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 151.2 sq. metres (1627.5 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.