

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £189,000

12 Campbell Close, Oswestry,
Shropshire, SY11 2XW

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A well presented and much improved two bedroom, semi-detached property situated in a quiet cul-de-sac within the popular town of Oswestry. Just a short walk from all local amenities, this property is finished to a high standard and would be perfect for a first time buyer or downsizer.

It benefits from off road parking with a larger than usual detached garage and a good sized rear garden. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in a quiet cul-de-sac location within walking distance of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside.

Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham, while a town bus service operates in this area.



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

Accommodation

A part glazed door leads into:

Hallway: Radiator, stairs to first floor landing and doors off to:

Lounge: 13' 0" x 10' 9" (3.96m x 3.28m) Marble fireplace and surround with space for an electric fire. Radiator, TV/telephone points and door to:

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.

Kitchen/Diner: 14' 0" x 7' 5" (4.27m x 2.27m)

Modern high specification kitchen comprising a range of fitted base/eye level wall units with quartz worktops over and inset stainless steel sink. Integrated AEG oven with induction hob and extractor hood over, integrated Beko fridge, freezer and AEG washing machine. Large understairs storage cupboard, radiator, tiled floor and partially glazed uPVC door to gardens.

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



Bedroom 1: 11' 8" x 10' 9" (3.56m x 3.28m) Built in wardrobe housing gas fired boiler, radiator and TV point.

Bedroom 2: 8' 11" x 7' 9" (2.72m x 2.36m) Radiator.

Shower Room: 6' 0" x 5' 5" (1.82m x 1.66m)

Suite comprising corner shower cubicle with mixer shower, pedestal wash hand basin and low level flush WC. Tiled walls, vinyl flooring and radiator.





Detached Single Garage: 21' 8" x 8' 3" (6.61m x 2.51m) Up/over door to driveway, partially glazed uPVC door to garden and light/power facilities laid on.

Outside: The property includes gardens to the front and rear. At the front of the property, the driveway is bordered by lawned gardens with shrub borders and fencing. To the rear, a paved patio adjoins the property with lawned gardens beyond bordered by fencing.

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

Services: We are informed that the property is connected to mains gas, water, electricity and drainage supplies.

Council Tax Band: Council Tax Band 'A'.

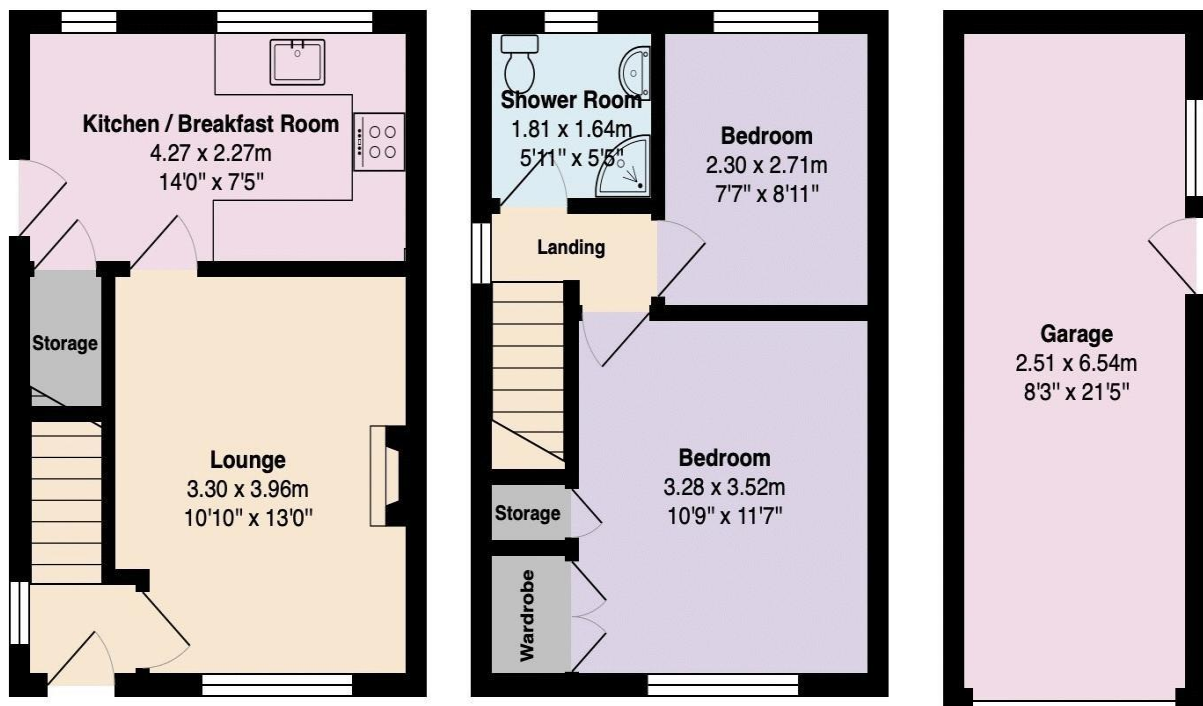
Local Authority: Shropshire Council Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND.

EPC Rating: EPC Rating - Band 'C' (72).

Directions: From Oswestry Town Centre Turn right at the top of Willow Street, onto Castle Street, at the end of this road turn left onto Beatrice Street, follow this road until you can turn right onto Whittington Road, after about half a mile turn right onto Harlech Road, carry on straight over the roundabout onto Cabin Lane, follow cabin lane until you can turn right onto Balmoral Crescent, then take the second left onto Campbell close. The property will then be found on the right hand side towards the end of the cul-de-sac.



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Total Area: 54.6 m² ... 587 ft² (excluding garage)

All measurements are approximate and for display purposes only

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