

BOWEN

PROPERTY SINCE 1862



Offers in the region of £265,000

6 Rosehill Avenue, Whittington, Oswestry,
Shropshire, SY11 4DX

🏠 4 Bedrooms

🚿 1 Bathrooms

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General Remarks

A four bedroom detached dormer style residence with good sized, flexible accommodation presenting an opportunity to further improve the property to suit your own taste and requirements. Situated in a well-established residential location in the sought after village of Whittington, the property benefits from a detached garage, car port and ample parking, together with having gardens to the front and an enclosed garden to the rear. The property is warmed by a gas fired central heating system and has uPVC double glazing throughout.

Location: The property is situated in a popular residential development within the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church, and Public Houses.

The nearby towns of Oswestry and Ellesmere provide a wider range of facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

Accommodation

A part glazed door at the side of the property leads into:

Entrance Hall: 10' 2" x 5' 11" (3.11m x 1.80m)
Stairs to first floor landing, radiator, central heating thermostat and doors off to:

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Living Room: 17' 9" x 11' 5" (5.42m x 3.48m max.) Gas fireplace, radiator, TV point and sliding glazed door to:

Conservatory: 13' 8" x 7' 9" (4.16m x 2.36m max) Tiled floor and glazed doors to gardens.

Kitchen: 10' 2" x 9' 4" (3.09m x 2.85m) Fitted base and eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker, fridge freezer and dishwasher. Worcester gas fired boiler, radiator, built-in pantry cupboard and door to side of property.

Bedroom 1: 12' 0" x 11' 5" (3.65m x 3.47m) Radiator.

Bedroom 4/Dining Room: 10' 4" x 8' 6" (3.15m x 2.59m) Radiator.

Cloakroom: With low level flush WC and pedestal wash hand basin.

Stairs to first floor landing: Airing cupboard with hot water cylinder, access to loft space and doors off to:





Bedroom 2: 13' 8" x 9' 6" plus 7'11" x 4'6" (4.16m x 2.90m plus 2.41m x 1.36m) Radiator and under eaves storage.

Bedroom 3: 13' 8" x 8' 7" (4.17m x 2.62m) Fitted wardrobes, radiator and under eaves storage.

Bathroom: 7' 10" x 5' 0" widening to 6'10" (2.39m x 1.53m widening to 2.08m) Suite comprising bath with shower over, pedestal wash hand basin and low level flush WC. Radiator and tiled walls.

Garage: 15' 7" x 8' 5" (4.76m x 2.57m) With up and over door to the front elevation.

Garden Store: 8' 5" x 5' 0" (2.57m x 1.52m) Attached to the rear of the garage, having pedestrian door to the garden.

Outside: The enclosed rear garden has a patio spanning the width of the property with the remaining of the garden being laid to lawn and having shrub borders. The front garden is of low maintenance gravel with inset shrubs. A tarmacadam driveway leads alongside the property to the car port and garage providing ample parking.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion. Please note that the property is being sold with possessory title.

Services: The property is understood to be connected to mains electricity, water, gas and drainage services.

Council Tax Band: Council Tax Band 'C'.

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

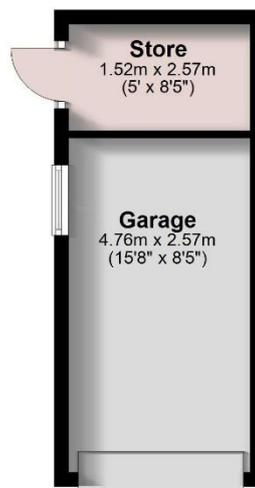
EPC Rating: EPC Band 'D' (63)

Directions: From Oswestry proceed into the village of Whittington taking the right hand turn before the railway line onto Rosehill Drive. Take the first left onto Rosehill Avenue and the property will be located on the right hand side.



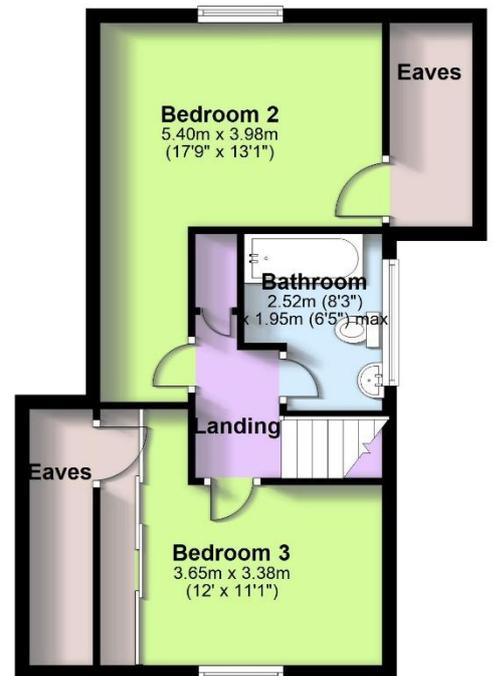
Ground Floor

Approx. 87.4 sq. metres (940.4 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 131.2 sq. metres (1411.7 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.