# Town & Country
Estate & Letting Agents

## 19 Llys Close, Oswestry, SY11 2UZ

## Offers In The Region Of £139,950

WITH NO ONWARD CHAIN!! A two-bedroom mid mews house situated in the popular area of Llys Close, Oswestry. The property offers well-proportioned accommodation arranged over two floors, including an entrance hall, living room, kitchen, two bedrooms and a bathroom. Externally, the property benefits from a lawned front garden with paved pathway, a further lawned rear garden with mature shrub borders and access to an allocated parking space. The property would benefit from a programme of updating and modernisation throughout, offering an excellent opportunity for a purchaser to improve and personalise the accommodation to their own taste. Ideally suited to first-time buyers, investors or those looking for a project, the property has considerable potential to create a comfortable and attractive home in a convenient residential location.

## Directions

From the Town Centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road, after the Leisure Centre take the second turning on the right into Llys Road. Proceed along turning left into Llys Close where the property will be identified by a For Sale board at the end of the cul de sac.

## Accommodation Comprises

### Hall

The property is accessed via a part-glazed entrance door to the front, opening into the hallway. The hallway features stairs rising to the first floor and attractive wooden flooring.

### Lounge 13'6" x 10'6" (4.11m x 3.20m )

A window to the front aspect provides natural light, complemented by a radiator, wooden flooring and a gas fire with an attractive wooden surround. An open archway leads through to the kitchen.

### Kitchen/Dining Room 13'6" x 9'1" (4.11m x 2.77m )

The kitchen is fitted with a range of base units incorporating a sink with mixer tap over. There is plumbing for a washing machine, a cooker point, and an understairs storage cupboard housing the gas-fired boiler. A window to the rear aspect and radiator complete the room, while a glazed door with side panel provides access to the rear garden.

### Additional Photo

### First Floor Landing

Access to the roof space is provided via a hatch, with a useful linen cupboard also located on the landing.

### Bedroom One 13'1" x 11'6" (3.99m x 3.51m )

There are two windows to the front aspect provide ample natural light, with a radiator and built-in wardrobe.

## Bedroom Two 6'11" x 11'1" (2.11m x 3.38m )

Bedroom two has a window to the rear aspect and radiator.

## Bathroom

The bathroom is fitted with a panel bath with mains shower over, wash hand basin and WC. Further features include a radiator, part-tiled walls, rear-facing window and extractor fan.

## Externally

The front of the property is approached via a lawned garden with a paved pathway leading to the front door. To the rear is a further lawned garden with mature shrub borders and access to an allocated parking space.

## 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 A.

## Services

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

## To Book a Viewing

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

## 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.

## Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

## Town and Country Services

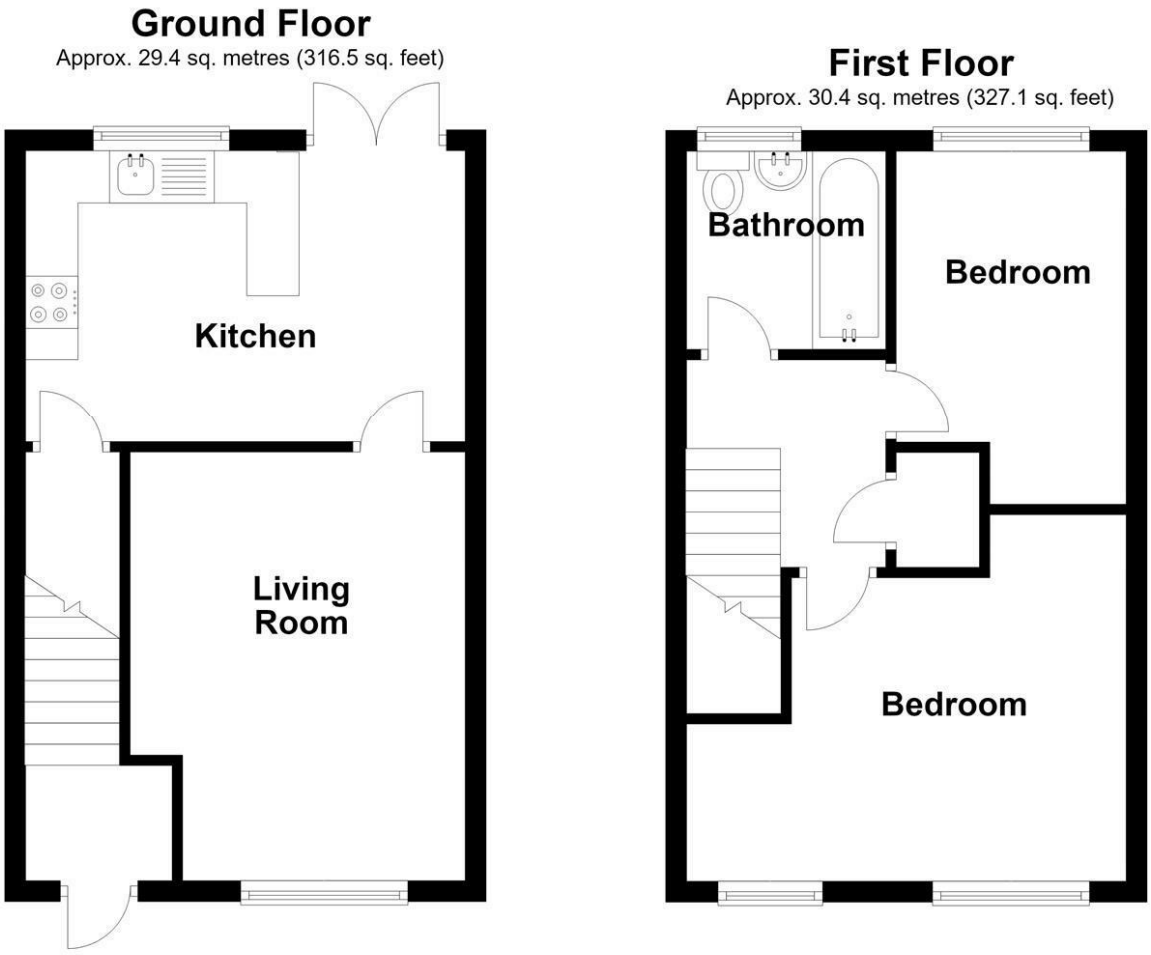
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## Money Laundering Regulatory Checks

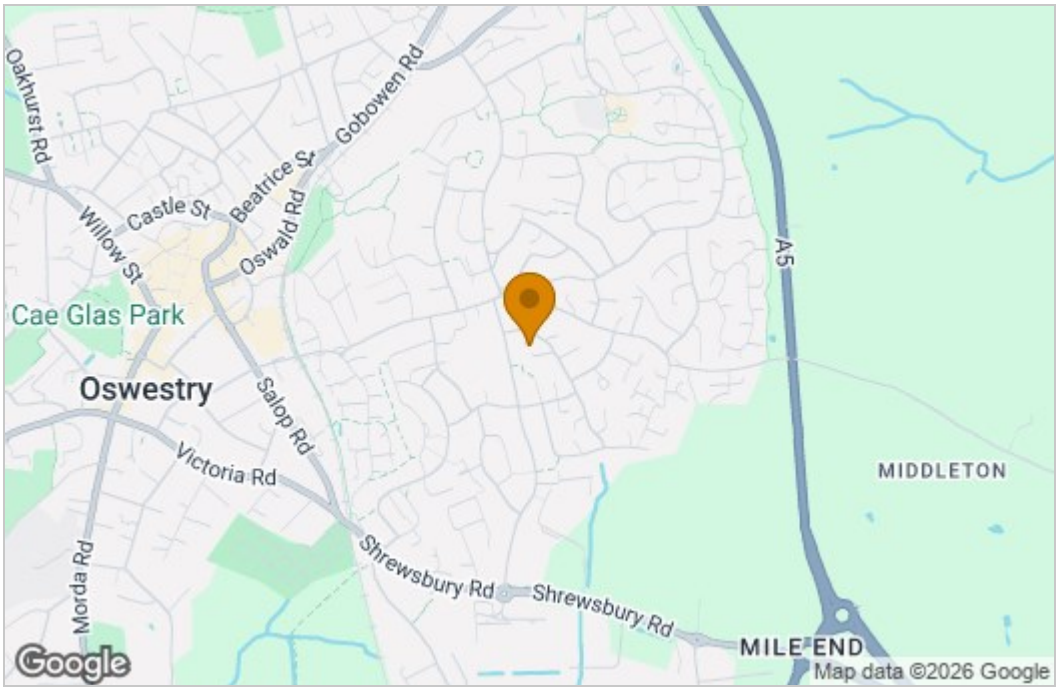
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Floor Plan

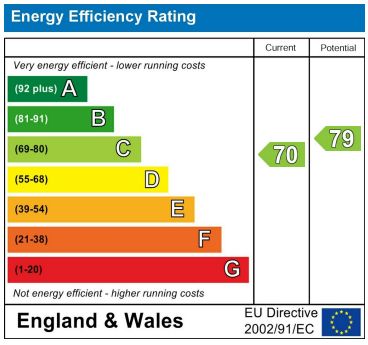



Total area: approx. 59.8 sq. metres (643.6 sq. feet)

## Area Map




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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