

# BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £179,950

7 Whittington Road, Oswestry,  
Shropshire, SY11 1HY

🏠 3 Bedrooms

🚿 1 Bathroom

## 7 Whittington Road, Oswestry, Shropshire, SY11 1HY



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### General Remarks

A spacious and characterful three bedroom townhouse style property situated in this accessible location within walking distance of Oswestry's amenities. The property retains a number of period features while also including excellent rear gardens with a useful workshop building located at the far end.

The property is warmed by gas fired central heating and includes off road parking provision to the front. A large cellar supplements the accommodation and provides fantastic storage space with access off the Hallway. Early inspection is highly recommended.

**Location:** The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. 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.

### Accommodation

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

**Porch:** Decorative tiled floor and part glazed door into:

**Hall:** Radiator, decorative tiled floor, stairs to first floor landing, stairs to cellar and doors off 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.

**Lounge:** 13' 4" x 11' 11" (4.06m x 3.63m) Bay window to front, feature fireplace, TV point, telephone point and radiator.

**Dining Room:** 11' 11" x 11' 11" (3.63m x 3.62m) Feature fire place, radiator and wood effect floor.

**Kitchen:** 20' 5" x 7' 10" (6.22m x 2.39m) Fitted base/eye level wall units with worktops over and inset 1.5 bowl sink unit. Gas oven and hob with extractor hood over. Gas fired boiler, space for washing machine, dishwasher and fridge freezer.

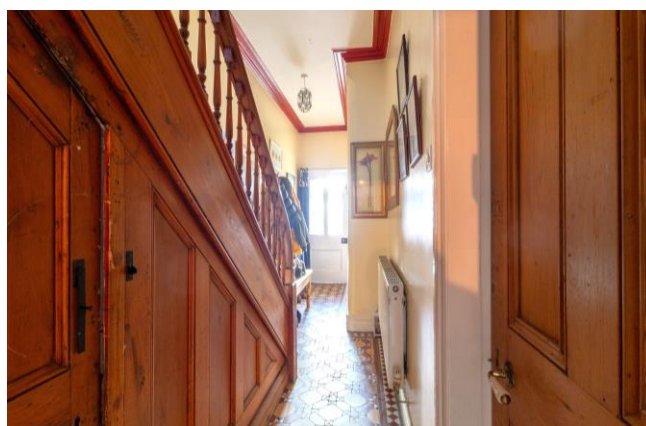
Radiator, TV point and part glazed doors to garden.

**Cellar:** 13' 10" x 12' 0" (4.21m x 3.66m) max Light/power facilities laid on and radiator. Ideal for storage.

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

**Bedroom 1:** 11' 11" x 11' 11" (3.62m x 3.63m) Feature fireplace and radiator.

**Bedroom 2:** 12' 0" x 11' 1" (3.65m x 3.37m) Feature fireplace and radiator.





**Bedroom 3:** 8' 1" x 6' 4" (2.47m x 1.94m)

Radiator.

**Bathroom:** 8' 3" x 7' 11" (2.52m x 2.42m) Bath with shower attachment, pedestal wash hand basin and low level flush W.C. Radiator and part tiled walls.

**Workshop:** 17' 0" x 12' 10" (5.17m x 3.91m)

**Outside:** At the front of the property there is a driveway providing off road parking provision. A shared access path leads to the side of the property and provides access to a courtyard adjacent to the property, with large gardens to the other side. These are mainly laid to lawn bordered by mature shrubs, trees and fencing. At the far end of the garden is the useful workshop building.

**EPC Rating:** EPC Rating - Band 'E' (54).

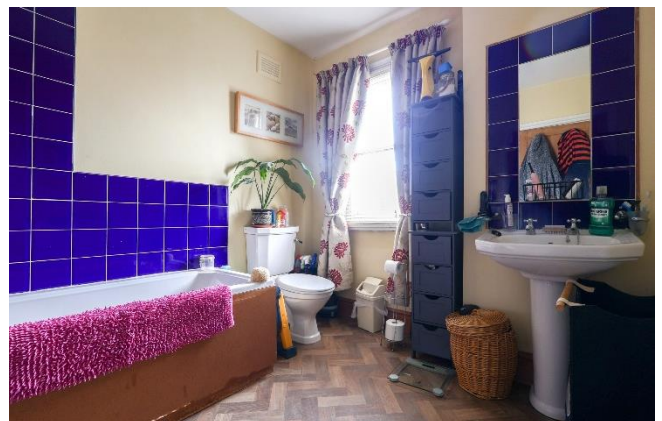
**Council Tax Band:** Council Tax Band - 'B'.

**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

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

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

**Directions:** From Oswestry town centre proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. Continue ahead and the property will be found on the left hand side, as identified by the agent's for sale board.



7, Whittington Road, Oswestry, SY11 1HY



Total Area: 122.2 m<sup>2</sup> ... 1316 ft<sup>2</sup> (excluding workshop)

All measurements are approximate and for display purposes only

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