

Town & Country

Estate & Letting Agents



11 Whitefriars, Oswestry, SY11 2LP

Offers In The Region Of £255,000

Nestled in the charming area of Whitefriars, Oswestry, this spacious detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The modern kitchen and bathroom have been thoughtfully designed, ensuring that daily living is both practical and enjoyable. The bungalow boasts a generous reception room, providing an inviting space for relaxation and entertaining guests. Well-maintained throughout, this home is ready for you to move in and make it your own. The good-sized gardens offer a wonderful outdoor space for gardening enthusiasts or for children to play, while the ample parking for up to four vehicles, along with a garage, adds to the property's appeal. Situated on the edge of town, this bungalow benefits from a tranquil setting while still being close to essential amenities. Whether you are looking for local shops, schools, or recreational facilities, everything you need is within easy reach. This property truly represents a fantastic opportunity to enjoy a comfortable lifestyle in a desirable location. Don't miss your chance to view this lovely home.

Directions

From our Oswestry office proceed out of town onto Salop road. Turn left onto Middleton Road and proceed along Pass over the first roundabout and straight over the second roundabout. Continue into Middleton Road which leads into Cabin Lane. Take the third turning left onto Whitefriars where the property will be found on the right hand side.

Accommodation Overview

The property offers spacious, versatile accommodation with a good layout and modern interior. The kitchen and the bathroom have been updated and the property also benefits from a solar panel installation making the property very efficient to run.

Hallway



The good sized hallway has a part glazed door to the front, oak flooring, modern style radiator, loft hatch and doors leading to all the rooms.

Bedroom Two 21'5" x 7'6" (6.55m x 2.31m)



The first double bedroom is a very versatile space for a number of uses having a window to the rear overlooking the garden, a window to the front and a radiator.

Lounge 14'8" x 11'1" (4.48m x 3.40m)



The good sized bright lounge has a bow window to the front, focal inset log burning stove with a mantle over and tiled hearth and a radiator.

Utility 8'10" x 8'7" (2.71m x 2.63m)



The utility is a superb space for storage having two sets of built in storage cupboards with sliding mirror doors offering lots of storage. There are fitted base and wall units with a sink unit, plumbing for a washing machine, tiled flooring, window to the side and a part glazed door leading out to the driveway. A door leads through to bedroom three.

Bedroom Three 10'3" x 8'5" (3.14m x 2.59m)



The third double bedroom has a bow window to the front and a radiator. A perfect guest room with its position within the house.

Family Bathroom



The modern remodelled family bathroom is fitted with a panelled bath with mixer taps and shower head over, wash hand basin on a vanity unit with a mixer tap over, low level w.c., separate shower cubicle with a mains powered shower, tiled walls, modern radiator and a window to the side.

Kitchen/ Breakfast Room 11'8" x 10'0" (3.57m x 3.05m)



The well appointed kitchen/ breakfast room has a range of modern base and wall units with contrasting work surfaces over, single drainer sink with a mixer tap over, integrated dishwasher, part tiled walls, wood effect flooring, double oven, ceramic hob with an extractor fan over, radiator, a window to the rear overlooking the garden and a part glazed door leading out to the garden.

Additional Photo



Bedroom One 13'6" x 10'0" (4.13m x 3.05m)



The first good sized double bedroom has a radiator and a window to the rear overlooking the garden.

To The Outside



To the outside there is extensive gravelled parking for several vehicles leading to the property and the garage. The garage is currently used as a workshop and offers great storage space with a garage door to the front and side personal door onto the garden.

Additional Photo

Rear Gardens



The large rear garden is another great feature of this property. Having a patio area across the rear of the property with good sized lawns beyond with mature fruit trees and planted shrubs. The garden is fully enclosed making it ideal for children and pets.

Additional Photo



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](http://www.zoopla.co.uk), [Onthemarket.com](http://www.onthemarket.com) - **VERY COMPETITIVE FEES FOR SELLING.**

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.

To Book a Viewing

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

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 C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

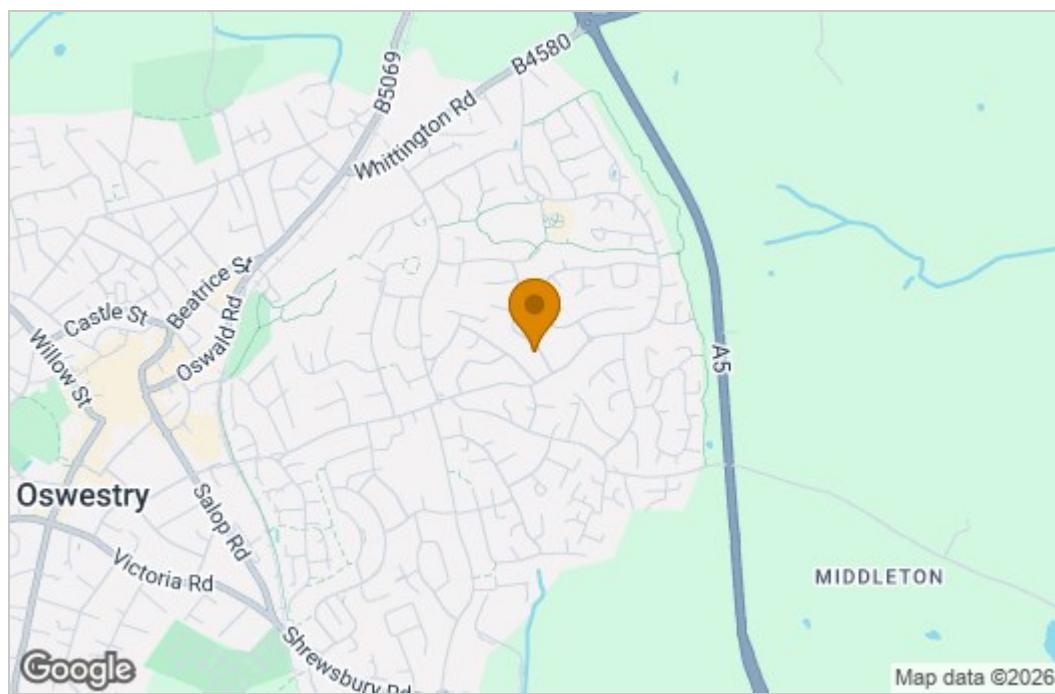
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

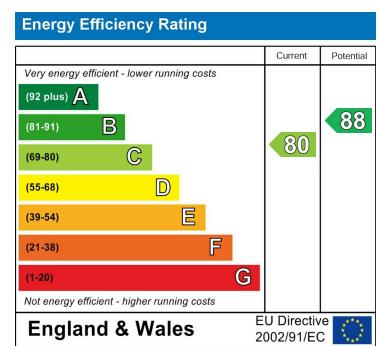
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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