





Halycon Cottage Oak Street, Oswestry, Shropshire, SY11 1LL
Offers In The Region Of £265,000

An immaculately presented and sympathetically restored Period Mews Cottage set within walking distance of the town centre. This home is perfect for someone who values low maintenance and wants to enjoy the perks of a town-centre lifestyle, with easy access to everything right on the doorstep. The accommodation comprises Entrance hall with cloakroom, kitchen/dining/living room, and lounge. To the first floor are three bedrooms and bathroom.



LOCATION

The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives good access for commuting.

ENTRANCE HALL

With tiled flooring, stairs rising to the first floor with timber balustrading, radiator, ceiling light and doors off too;

CLOAKROOM

With low level flush WC, wall mounted wash hand basin. Worcester combi central heating boiler, front aspect wooden framed double glazed window.

KITCHEN/DINING/LOUNGE

12'5 x 27'3 (3.78m x 8.31m)

A beautiful room with fitted wall and base units with work surfaces over, inset sink with mixer tap and drainer, and integral appliances to include dish washer, oven with hob and extractor fan over, and fridge/freezer. Continuation of tiled flooring, spotlighting and windows to the rear. There is a dining area, and also lounge with windows to the front, exposed brick feature wall and raised hearth with wood burner.

LIVING ROOM

17'11 x 12'10 (5.46m x 3.91m)

Wooden framed double glazed French doors, wall mounted electric fire, radiator and spotlighting.

FIRST FLOOR

Front aspect wooden framed double glazed window, storage cupboard, doors leading into:

BEDROOM ONE

18'9 x 9 (5.72m x 2.74m)

Vaulted ceiling, double aspect wooden framed double glazed windows, feature fireplace with wooden surround and electric fire, built-in wardrobes.

BEDROOM TWO

13'6 x 11'7 (4.11m x 3.53m)

Double room with Velux window, built in cupboard, radiator and ceiling light.

BEDROOM THREE

10'4 x 10'6 (3.15m x 3.20m)

Double room with Velux window, built in wardrobes, radiator and ceiling light.

BATHROOM

5'6 x 16'5 (1.68m x 5.00m)

Modern four piece suite with panelled bath, enclosed shower cubicle, low level WC and wash hand basin. Tiled flooring, part tiled walls, spot lighting, heated towel rail and window.

EXTERNAL

To the front of the property is a raised brick flower bed and a small seating area.

There is no parking with the property.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C - Shropshire. We would recommend this is confirmed during pre-contact enquires.

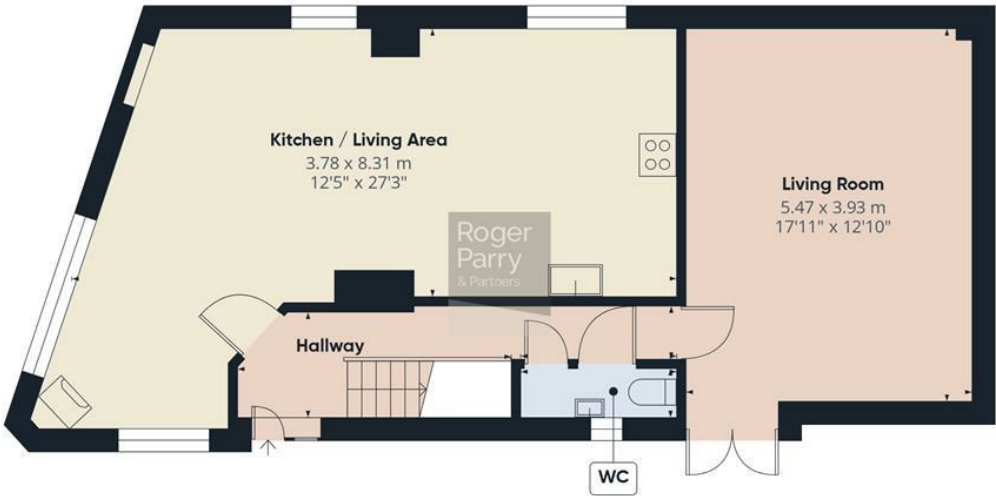
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

128.8 m²
1386 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.