

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £315,000

3 Bedrooms 1 Bathroom

1 Ardmillan Close, Oswestry,
Shropshire, SY11 2JZ

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General Remarks

An extended and immaculately presented three-bedroom family home situated in the quiet cul-de-sac of Ardmillan Close. This sought after location is just a short walk from Oswestry town centre offering a range of shops, schools and other local amenities. This property provides a stunning open plan Living Area supplemented by a separate Lounge with Log Burner and practical Utility. It benefits from ample outdoor space, including front and rear gardens, a detached garage and off-road parking. Internal inspection is essential in order to appreciate this most individual addition to the sales market.

Location: The property is situated in a quiet cul-de-sac within reach of the centre of the market town of Oswestry. 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

Partially glazed uPVC door into:

Hallway: Stairs to first floor landing, radiator, wood flooring and doors off to:

Cloakroom: Low level flush WC, tiled floor, understairs cupboard and extractor fan.

Lounge: 15' 10" x 10' 4" (4.83m x 3.16m max) Log burner set on slate hearth, herringbone flooring, vertical radiator, tv point and glazed uPVC doors to decking.

Kitchen/Breakfast Room: 14' 8" x 11' 11" (4.47m x 3.62m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink and draining board. Integrated double oven with separate 5 burner gas hob with an extractor hood over. Integrated dishwasher, space and plumbing for American style fridge freezer, tiled floor, radiator and opening into:

Living/Dining area: 27' 2" x 14' 10" (8.29m x 4.51m max) Media wall with inset electric fire and space for tv. Wood flooring, three radiators, tv point and glazed doors to gardens.

Utility: 14' 10" x 3' 9" widening to 7' 3" (4.51m x 1.14m widening to 2.21m) Space and plumbing for washing machine and tumble dryer, tiled floor, radiator and wash hand basin with vanity below.

Stairs to first floor landing: Telephone point, access to loft space and doors off to:

Bedroom 1: 12' 5" x 8' 8" (3.78m x 2.65m) max Radiator and tv point.

Bedroom 2: 12' 4" x 6' 8" (3.77m x 2.04m) max Radiator.

Bedroom 3: 11' 11" x 7' 5" (3.62m x 2.26m) max Radiator.

Bathroom: 6' 10" x 6' 6" (2.09m x 1.97m) Suite comprising panel bath with rainfall shower over, pedestal wash hand basin and low level flush w.c. Tiled floor, aqua boarding to bath surround, tiles to remaining walls, radiator and extractor fan.

Garage: 15' 10" x 9' 2" (4.83m x 2.79m) Lighting and up/over door to driveway providing off road parking.

Gardens: The gardens includes enclosed lawns, raised gravelled beds and a patio to the front with slate clippings and a log store to one side. An additional slate chipped path on the other side leads to rear where the gardens include decked seating areas, gravelled paths and lawns.

EPC Rating: EPC Rating - Band 'C' (69).

Council Tax Band: Council Tax Band - C.

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

Services: We are informed that the property is connected to mains water, electricity, gas and drainage supplies.

Local Authority: Shropshire Council Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND.









Directions: From Oswestry town centre proceed south along Salop Road turning left at the crossroads (by The Holy Trinity Church) onto Middleton Road. Proceed over the mini roundabout and take the second left turn onto Ardmillan Lane. Turn left again on Ardmillan Close where the property will be identified by our for sale board.

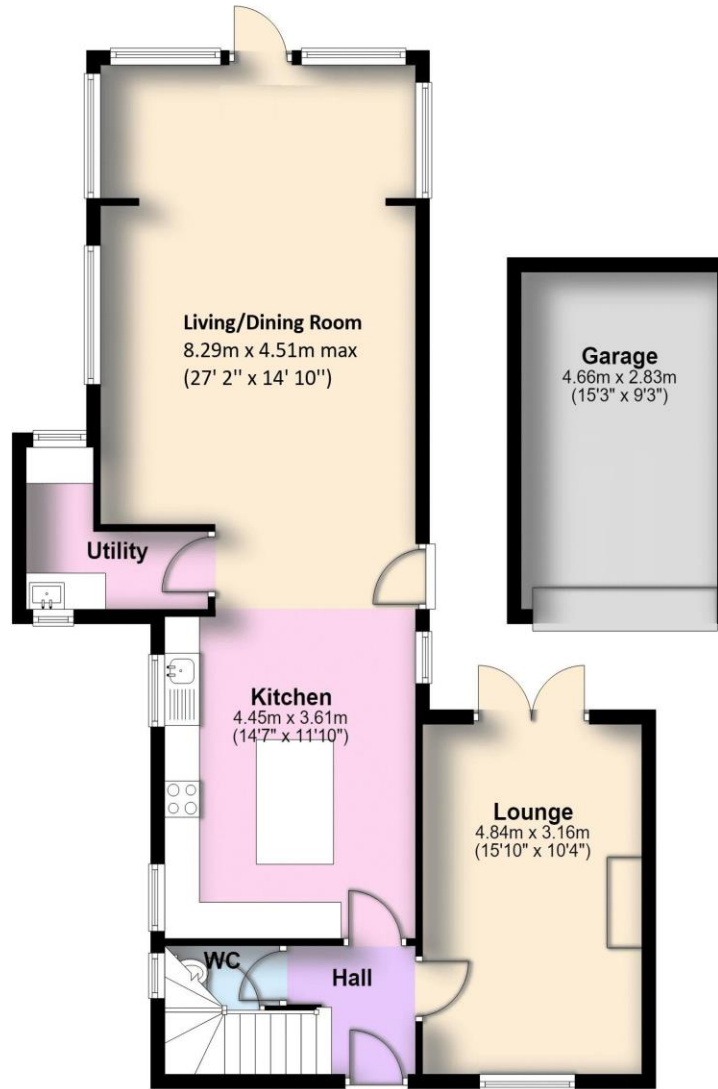


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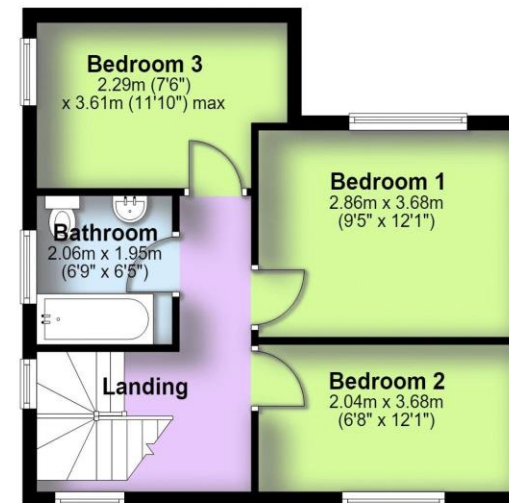
Ground Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 128.3 sq. metres (1380.7 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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