Roger Parry & Partners

# 35 Walford Road, Oswestry

# 35 Walford Road, Oswestry, SY11 2LE
## Offers In The Region Of £229,950

Beautifully presented and well maintained two bedroom detached bungalow. Offering an ideal location set slightly elevated benefitting from views over Oswestry town and beyond, a short walk from the centre to all local amenities and benefitting from no onward chain. In brief the accommodation affords entrance hall, living room, conservatory, kitchen, two bedrooms and bathroom. Externally there is a garage, carport and driveway for parking. Well stocked front and rear gardens.

**SUMMARY**
An immaculately presented two-bedroom detached bungalow in a sought-after location close to the centre of Oswestry. In brief, the accommodation boasts a living room, conservatory, kitchen, modern bathroom & two double bedrooms. Outside benefits from a carport, garage, driveway for several vehicles and landscaped gardens. Viewings are highly recommended to appreciate this property's position & presentation

**LOCATION**
Oswestry is a popular market town on the Welsh border with a mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London.

**ENTRANCE HALL**
Entering the property through a UPVC partially glazed front door, radiator and wooden style flooring and access to loft space.

**LIVING ROOM**
16'6" x 11'8" (5.03 x 3.56)
With radiator and large sliding doors to;

**CONSERVATORY**
11'6" x 10'7" (3.51 x 3.23)
With a pleasant outlook over the rear garden. Tiled flooring.

**REFITTED KITCHEN**
11'8" x 10'6" (3.56 x 3.2)
Benefits from a range of modern eye & base units with worktop over, one & a half sink with mixer tap, single oven with four ring gas hob with extractor fan over. Space for the fridge freezer. Wooden style flooring, storage cupboard, UPVC window to rear, radiator and door to side porch.

**SIDE PORCH**
8'3" x 3'9" (2.51 x 1.14)
With entrance doors to front and rear of the property.

**BEDROOM ONE**
11'10" x 9'11" (3.61 x 3.02)
With front facing window and radiator.

**BEDROOM TWO**
8'4" x 10'9" (2.54 x 3.28)
With front facing window and radiator.

**REFITTED BATHROOM**
6'7" x 5'1" (2.01 x 1.55)
This refurbished bathroom boasts a panelled bath with mixer tap and twin head shower unit over, wash hand basin with mixer taps and low flush WC. Heated towel rail, tiled flooring and walls, and frosted side facing window.

**OUTSIDE**
The property is accessed via driveway leading to carport. The front garden is mainly designed for easy maintenance and provides some fabulous roof top views over Oswestry and the surrounding countryside in the distance. Garage with up and over garage door, lighting, electricity, plumbing for washing machine and side door access to the rear garden. The enclosed rear garden benefits from paved entertainment area, an area laid to lawn, with flowerbeds and Fruit trees. The garden also benefits from garden shed and greenhouse.

**DIRECTIONS**
From our Salop Road office proceed out of town. Turn left onto Middleton Road and proceed along taking the fourth turning on the left onto Monkmoor Road, then take the second left onto Walford Road where the property will be found on the right.

**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 13 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 B - 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.

**Local Authority:** Shropshire County Council
**Council Tax Band:** B
**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.

**Directions:**

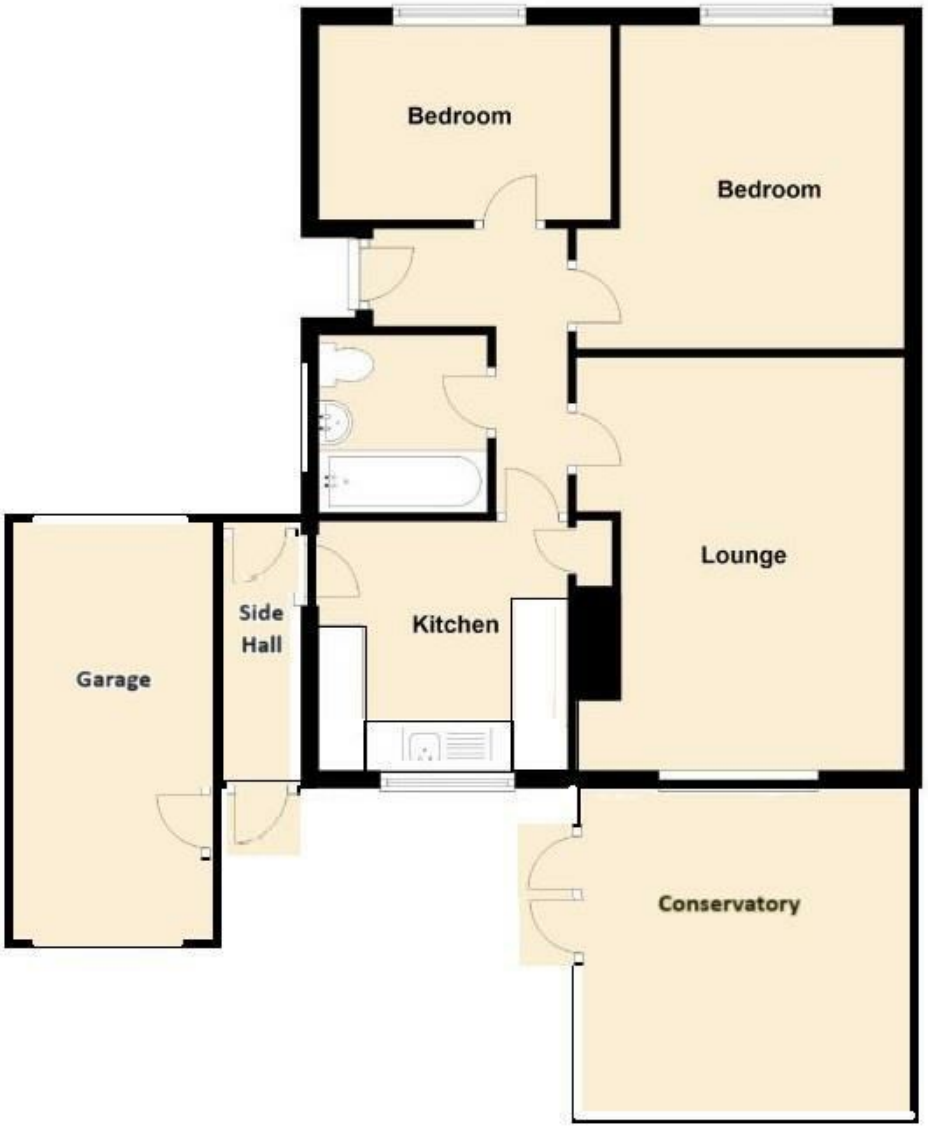
Proceed out of Oswestry on Salop Road. Turn left onto Middleton Road and proceed along taking the fourth turning on the left onto Monkmoor Road, then take the second left onto Walford Road where the property will be found on the right hand side.

## 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

01691 655334




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 t o 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 s hould 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 b een 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.