

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £249,950

21 Croeswylan Crescent, Oswestry,
Shropshire, SY10 9PW

🛏 2 Bedrooms

🚿 1 Bathroom

21 Croeswylan Crescent, Oswestry, Shropshire, SY10 9PW



General Remarks

A well presented two bedroom semi-detached bungalow set within a most generously sized plot, in a popular and convenient location within walking distance of Oswestry town centre. With accommodation comprising Hall, Living Room, Kitchen, Conservatory, Utility, Two Bedrooms, Bathroom and a Garage. Externally the gardens are a most notable feature of the property and have been exceptionally maintained. There is ample off road parking to the front and the property is warmed via a gas fired central heating system, with double glazing throughout. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: Croeswylan Crescent is one of the most popular areas in the historic town of Oswestry, with the town centre itself only a short walk away offering a host of shops, restaurants and other amenities. Easy access onto the A5/A483 provides direct access to the City of Chester and the county town of Shrewsbury which both offer a wider range of facilities as well as access to the motorway network beyond. The nearby train station at Gobowen offers rail links to Birmingham and Chester.

Accommodation

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

Hall: 9' 3" x 5' 8" (2.82m x 1.72m) Built in airing cupboard with hot water cylinder and slatted shelving, radiator, access to loft space and doors off to:

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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: 16' 6" x 10' 10" (5.02m x 3.31m) Gas fireplace, radiator, TV point and sliding glazed door to:

Conservatory: 9' 0" x 8' 9" (2.75m x 2.67m) Tiled floor, ceiling fan/light, TV point and part glazed door to garden.

Kitchen/Diner: 13' 0" x 9' 5" (3.97m x 2.88m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated double oven with gas hob and extractor hood over. Integrated fridge,

space/plumbing for washing machine, tiled floor, part tiled walls, radiator, part glazed door to driveway and separate door to:

Utility: 10' 11" x 4' 5" (3.32m x 1.34m) Fitted wall cupboards with worktops beneath, Ideal gas fired boiler, tiled floor and part glazed uPVC door to rear.

Bedroom 1: 11' 6" x 10' 10" (3.50m x 3.31m) Freestanding wardrobe and radiator.

Bedroom 2: 9' 3" x 8' 6" (2.81m x 2.59m) Fitted wardrobe and radiator.





Bathroom: 6' 9" x 5' 9" (2.05m x 1.74m) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin and low level flush w.c. Tiled walls, vinyl flooring and radiator.

Garage: 16' 9" x 8' 4" (5.10m x 2.55m) Double doors to driveway, pedestrian door to side and light/power facilities laid on.

Outside: At the front of the property the wide brick paved driveway is bordered by lawns and leads to the attached garage. At the rear, there are generous and private gardens which have been exceptionally well maintained. These include lawns, well stocked flowering beds, a paved patio, mature shrubs, trees and timber fencing.

EPC Rating: EPC Rating - Band 'D' (64).

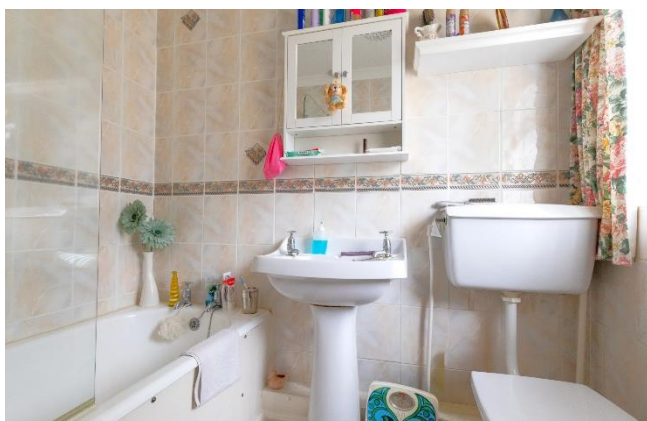
Council Tax Band: Council Tax Band - B.

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

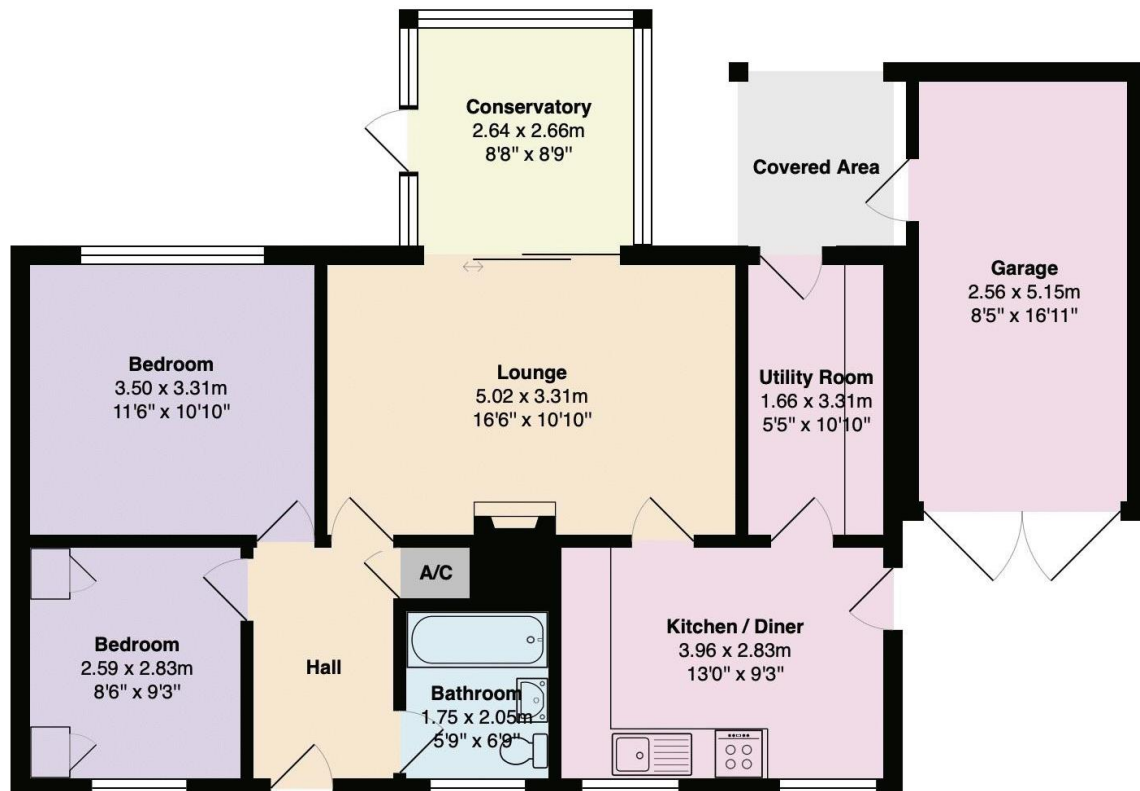
Tenure: We are informed that the property is freehold with vacant possession on completion.

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

Directions: From Oswestry town centre proceed out of town along Church Street to the crossroads and go straight over onto Upper Church Street and Morda Road before turning right immediately after The Marches School onto Croeswylan Lane. Take the first turning right onto Croeswylan Crescent and continue ahead up the hill, then following the road around to the left where the property will be found on the left hand side.



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Total Area: 76.5 m² ... 823 ft² (excluding garage)

All measurements are approximate and for display purposes only

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