

**BOWEN**

PROPERTY SINCE 1862



Offers in the region of £229,950

43 Oakhurst Road, Oswestry,  
Shropshire, SY11 1BH

🏠 2 Bedrooms

🚿 1 Bathroom

# 43 Oakhurst Road, Oswestry, Shropshire, SY11 1BH



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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A spacious and characterful two bedroom period Oswestry townhouse situated in a sought after location on the fringes of the town centre overlooking Brogyntyn Park. The property has been used as a successful holiday cottage and includes upgraded double glazed sash windows to the front elevation.

On the ground floor there are two reception rooms leading off the hall with a generous galley Kitchen opening onto the rear decked gardens. To the first floor are two good sized bedrooms (main bedroom with views onto Brogyntyn Park) and a spacious bathroom. The accommodation is warmed by gas fired central heating and the property is offered for sale with no onward chain.

**Location:** The property is situated in a sought after residential location on the fringes of the popular market town of Oswestry yet is within easy walking distance of the town centre. 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

Part glazed UPVC door into;

**Hall:** 11' 11" x 2' 10" (3.62m x 0.87m) Wood flooring, radiator, stairs to first floor landing and door off to:

**Dining Room:** 12' 4" x 11' 3" (3.77m x 3.44m)

Log burner set on tiled hearth, wood flooring, radiator, understairs cupboard and doors off to:

**Lounge:** 11' 7" x 10' 10" (3.53m x 3.29m) plus bay window to front overlooking Brogyntyn Park, original stained glass door, wood flooring, feature fireplace, radiator and TV point.

**Kitchen:** 12' 9" x 11' 8" (3.89m x 3.56m) Range of fitted base/eye level wall units with worktops over and inset two bowl ceramic sink unit. Integrated oven with gas hob oven.

Space/plumbing for washing machine, dishwasher and fridge freezer. Wood flooring, part tiled walls, telephone point and glazed doors to rear garden.

**Stairs to first floor landing:** Built in cupboard housing Worcester gas filled boiler, access to loft and doors off to:

**Bedroom 1:** 14' 1" x 11' 5" (4.30m x 3.49m) Double glazed sash windows over looking Brogyntyn, feature fireplace, radiator and wood flooring.





**Bedroom 2:** 12' 6" x 8' 5" (3.81m x 2.56m) max  
Wood flooring, radiator and fitted desk/wall  
shelves.

**Bathroom:** 8' 5" x 8' 1" (2.56m x 2.46m) Suite  
comprising panel bath with shower attached  
over, wash hand basin set on wash stand and  
low level flush W.C. Exposed brick work, part  
tiled walls, radiator and wood flooring.

**Outside:** At the front of the property steps lead  
up to a small front garden area overlooking  
Brogyntyn Park. This includes a paved patio  
bordered by hedges and shrubs. The rear  
garden is made up of a good sized brick paved  
patio area leading onto decking which adjoins  
the property. Shrubs and small trees make up  
two borders running along the sides.

**EPC Rating:** EPC Rating - Band 'D' (61).

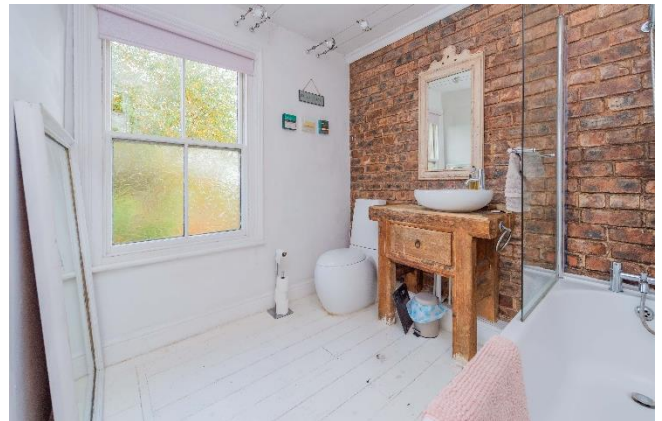
**Council Tax Band/Business Rates:** We are  
informed that the property is currently registered  
for Business Rates as part of its use as a  
successful holiday cottage. There are no  
restrictions on its use as either a holiday let or as  
a permanent residence. The current Rateable  
Value is £1,350.00 and the previous Council Tax  
Band was Band 'B'.

**Local Authority:** Shropshire Council, The  
Shirehall, Abbey Foregate, Shrewbsury,  
Shropshire. Tel: 0345 6789000.

**Services:** We are informed that the property  
has mains electricity, water, gas and drainage  
connections.

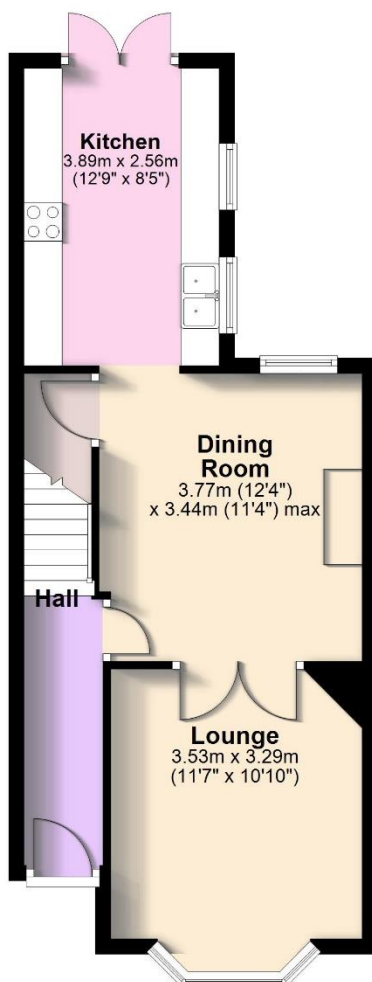
**Tenure:** We are informed that the property is  
freehold subject to vacant possession on  
completion.

**Directions:** From Oswestry town centre  
proceed up Willow to the crossroads with the  
Fire Station and turn right onto Oakhurst Road.  
Continue ahead and the property will be found  
on the right hand side.



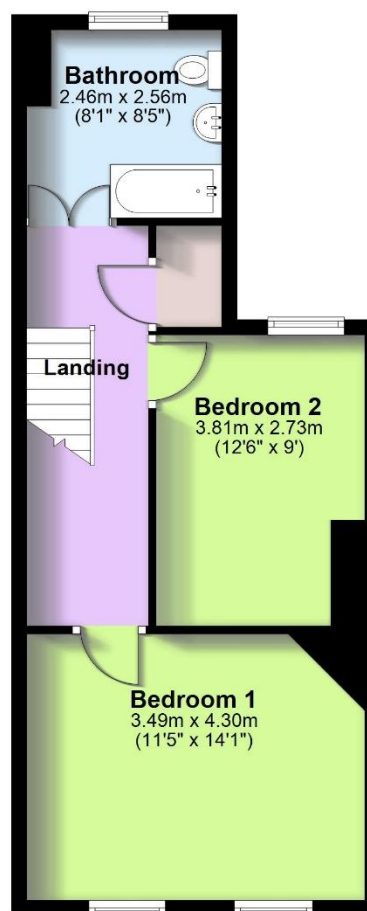
## Ground Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 85.1 sq. metres (916.1 sq. feet)

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

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.