

Town & Country

Estate & Letting Agents



29 Woodside, Oswestry, SY11 1EP

Offers In The Region Of £225,000

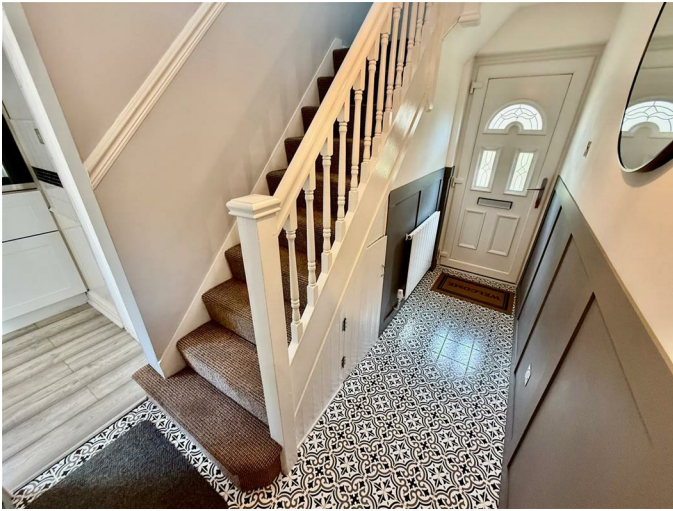
DO NOT MISS THIS ONE!!! Located in the charming area of Woodside, Oswestry, this beautifully presented semi-detached house is an ideal family home. Boasting three spacious bedrooms and two well-appointed bathrooms, this property offers ample space for comfortable living. The immaculate interior is designed to cater to modern family needs, providing a warm and inviting atmosphere throughout. The house features two good sized reception rooms and a modern kitchen. The thoughtfully designed layout ensures that each room flows seamlessly into the next, creating a harmonious living environment. One of the standout features of this property is the fantastic award winning landscaped rear garden, which is adorned with a variety of specimen plants and shrubs. This outdoor space is perfect for relaxing with various areas to sit along with a bar area making it ideal for entertaining and al fresco dining. Additionally, the driveway provides parking for up to four vehicles, a rare convenience in residential areas. Situated in a peaceful cul-de-sac, this home offers a sense of tranquility while still being conveniently located near local amenities. In summary, this three-bedroom semi-detached house in Woodside is a delightful blend of comfort, style, and practicality, making it an excellent choice for families seeking a welcoming and well-maintained home.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. At the junction bear left onto Beatrice Street and follow the road out of town turning left onto Llwyn Road just before the small co op. Proceed along and go straight over the roundabout. Take the first turning right and follow the road around to the right where the property will be seen on the left hand side.

Accommodation Comprises

Hallway



Accessed via a side entrance door, the welcoming hallway provides access to the first floor and includes useful understairs storage. Character features include a decorative tiled floor and attractive part-panelled walls. Doors lead to the lounge and the kitchen.

Lounge 12'11" x 10'11" (3.96m x 3.35m)



A good sized room having a window to the front elevation provides natural light. The room features wood-effect flooring, wall lights, a radiator, a TV point, and an archway opening into the dining room.

Additional Image



Dining Room 9'10" x 10'0" (3.005m x 3.05m)



Another good sized space with a window to the front elevation provides natural light. The room features wood-effect flooring, a ceiling light point, a telephone point, a radiator, and a decorative dado rail.

Kitchen 14'0" x 6'0" (4.27m x 1.83m)



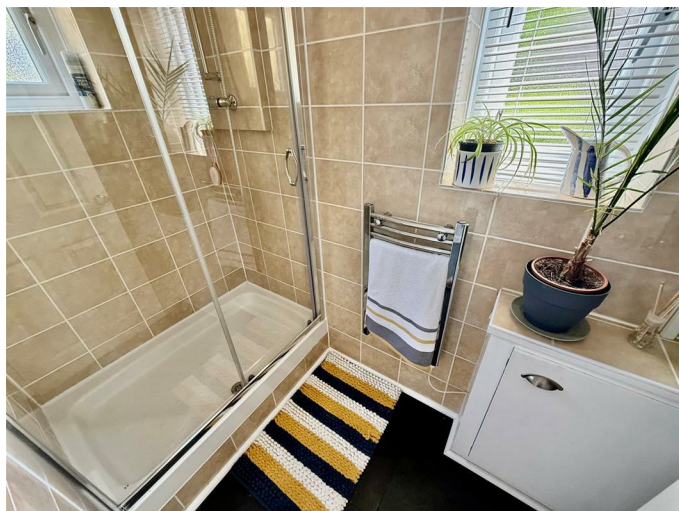
The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an inset

sink with mixer tap. There is a four-ring gas hob with extractor hood over and an eye-level electric oven. The kitchen also benefits from space and plumbing for a washing machine, under-unit lighting, wood flooring, a radiator, and part-tiled walls. A window overlooks the rear garden, and a door leads into the rear hall.

Rear Hallway

The rear hall has a door providing access to the garden, tiled flooring, a radiator, and a door leading into the shower room.

Shower Room 6'0" x 2'11" (1.83m x 0.91m)



Fitted with a modern double shower cubicle with a mains-fed shower, this shower room also features windows to the side and rear elevations, a heated towel rail, fully tiled walls and floor, an extractor fan, and space and plumbing for a washing machine.

First Floor Landing



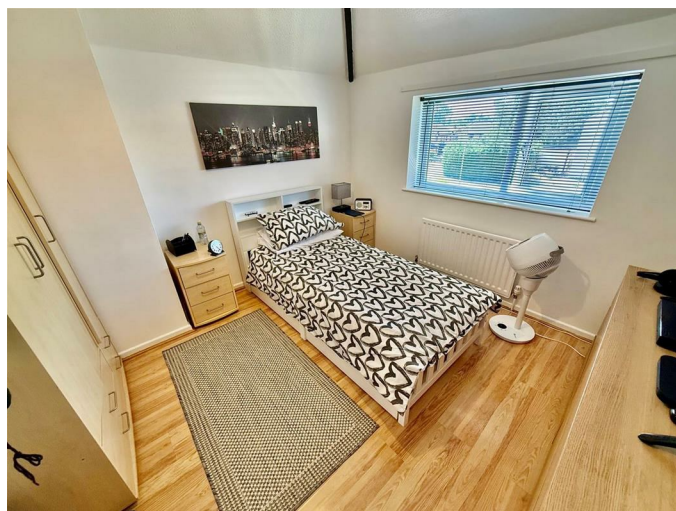
The first floor landing has a window to the side and built in storage housing the gas fired boiler. Doors lead to the bedrooms and the bathroom.

Bedroom One 14'0" x 10'11" (4.27m x 3.35m)



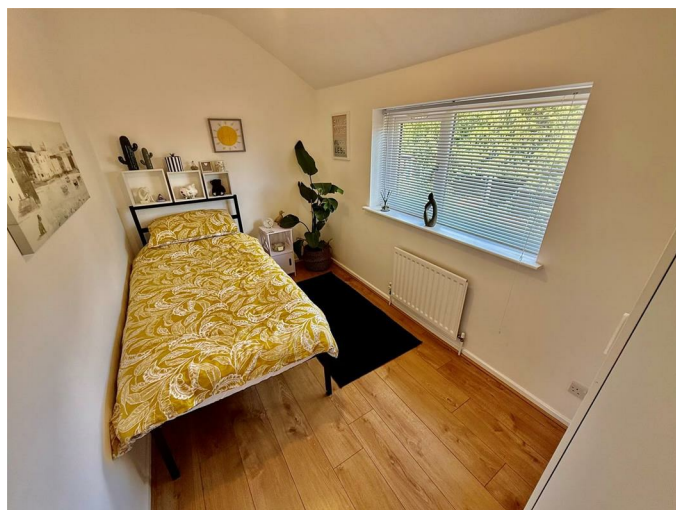
The first double bedroom has a window to the front letting in lots of light, wood flooring and a radiator.

Bedroom Two 10'0" x 10'0" (3.05m x 3.05m)



The second double bedroom has a window to the front, wood flooring and a radiator.

Bedroom Three 10'11" x 6'0" (3.35m x 1.83m)



The third bedroom has wood flooring, a radiator and a window to the rear overlooking the beautiful garden.

Family Bathroom 6'11" x 3'3".272'3" (2.13m x 1..83m)



The well appointed family bathroom has a window to the rear, panel bath with central taps, low level w.c. ,wash hand basin with a mixer tap over, heated towel rail, part tiled walls and wood effect flooring.

To The Front



The property is accessed from the cul de sac through double gates onto the driveway providing parking for several cars. There are lawned gardens and fence panelling to the boundaries. A pathway leads around to the side and the entrance door.

Side Garden



The side area has a pathway and well stocked flower beds. A gate gives access to the rear garden.

To The Rear



The beautifully presented rear garden offers a private and well-maintained outdoor space, featuring a diverse selection of established plants, shrubs, and mature trees that provide year-round interest and a sense of seclusion. A generous patio seating area sits immediately to the rear of the property, ideal for outdoor dining and relaxation. A feature pathway meanders through the garden, leading past attractive raised flower beds and well-stocked borders.

Further enhancing the space is a decked seating area, creating an additional spot for entertaining or enjoying the garden. A summerhouse, currently converted into a bar, provides a versatile and sociable focal point, perfect for hosting guests. In addition, there is a second covered seating area, offering a sheltered retreat for use in all seasons.

Additional Image



Additional Image



Additional Image



Additional Image



Bar and Seating Area



Additional Image



Additional Image



Patio



Summerhouse



Aerial View



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

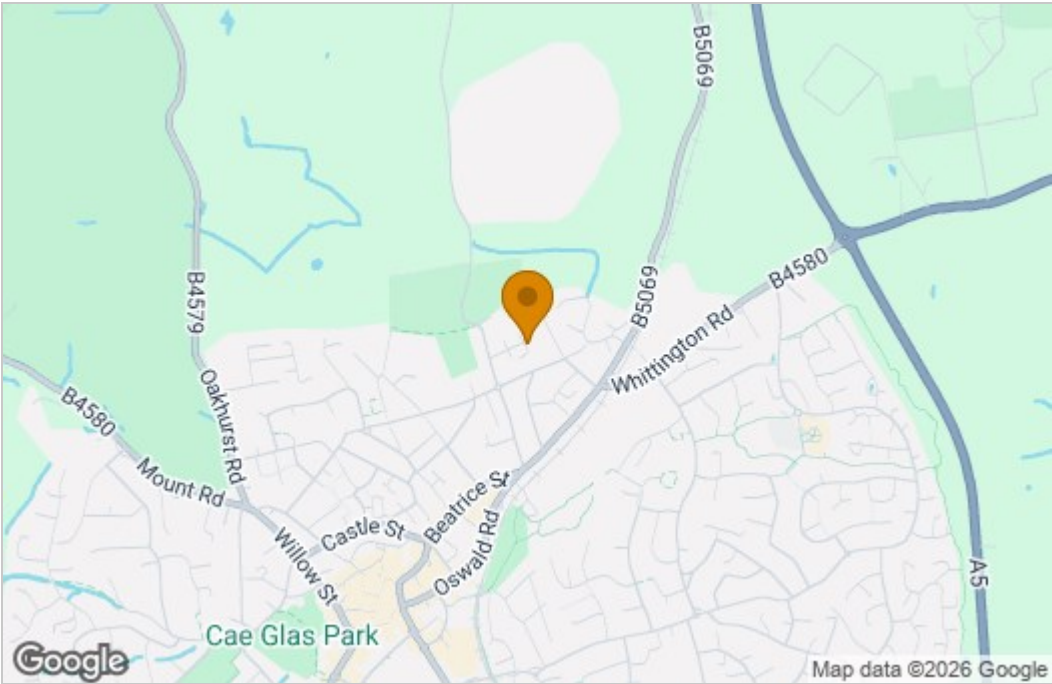
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

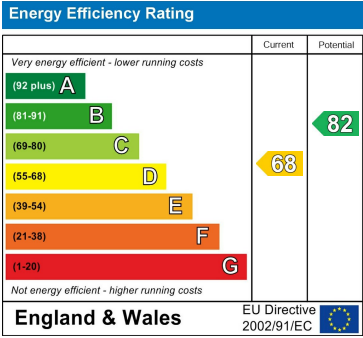


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk