

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £350,000

🛏 3 Bedrooms 🚿 1 Bathroom

The Orchard, Stewart Road, Oswestry,
Shropshire, SY11 2HA

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General Remarks

This well-presented, three-bedroom bungalow is tucked away in the perfect location. Just a short walk away from the town centre of Oswestry, where you will find an abundance of independent shops, supermarkets, schools and other local amenities. With accommodation comprising Hall, Lounge, Kitchen, Dining Room/3rd Bedroom, Utility, Two Principal Bedrooms, Bathroom and a Garage.

There is also a generous boarded loft space which offers fantastic storage or potential for conversion, subject to acquiring the necessary consents. Externally the gardens are bordered with established flower beds along with a decked seating area. The hedges to the front of the property add privacy. The bungalow also benefits from ample off-road parking with a driveway leading to the detached garage.

Location: The property is set within a popular residential location within easy walking distance of Oswestry town centre. The town itself has an excellent range of shops, schools and other



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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.

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 town has an excellent bus services and the nearby train station at Gobowen provides links to Manchester and Birmingham. The town is surrounded by stunning countryside ideally suited for a host of outdoor pursuits.

Accommodation

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

Entrance Porch: 5' 5" x 3' 2" (1.66m x 0.97m)
Glazed door into.

Hall: 12' 7" x 5' 5" (3.83m x 1.66m) Built in storage cupboard, telephone point and doors off to:

Lounge: 14' 0" x 12' 0" (4.26m x 3.67m) Quartz fireplace and surround with adjoining shelving, tv point, radiator and sliding glazed Upvc door to front.

Kitchen/Breakfast Room: 14' 1" x 9' 5" (4.28m x 2.86m) Range of fitted base and eye level wall units with worktops over and inset 1.5 bowl composite sink/drain. Integrated electric double oven and separate gas hob with extractor hood over. Vinyl flooring, partially tiled walls, radiator, tv point and door into:

Utility Room: 9' 10" x 6' 9" (2.99m x 2.06m) Space and plumbing for fridge freezer and washing machine. With a radiator, inset ceramic sink, fitted worktops, partially glazed Upvc door to driveway and separate door to:

Cloakroom: 4' 11" x 4' 6" (1.51m x 1.37m) Low level flush W.C, pedestal wash hand basin, vinyl flooring and partially tiled walls.

Dining Room/Bedroom 3: 14' 0" x 10' 0" (4.26m x 3.05m) Currently used as a Dining Room but could form third bedroom as required. Bay Window to front and Radiator.

Inner Hall: Access to large boarded loft space via loft ladder, radiator, airing cupboard housing modern Worcester gas fired boiler and doors off to:

Bedroom 1: 13' 10" x 10' 6" (4.21m x 3.19m)
With a radiator and fitted wardrobe.

Bedroom 2: 13' 10" x 10' 11" (4.22m x 3.34m)
With a radiator.

Bathroom: 7' 4" x 7' 1" (2.23m x 2.16m) Suite comprising corner bath, separate shower cubicle with electric shower, wash hand basin with vanity unit below and concealed flush W.C. Vinyl flooring, tiled walls and heated towel rail.

Dryer Room: 5' 1" x 4' 4" (1.54m x 1.33m)
Space and plumbing for freezer and a tumble dryer. Externally accessed.

Garage: 15' 10" x 12' 0" (4.83m x 3.65m) (max)
Double doors to driveway, lighting and ladder to loft space above (3.64m x 3.68m)

Outside: The gardens retain their privacy which is rare in this central location. They include a paved patio to the rear of the property with raised flower beds and a decked seating area. A brick paved path leads to the side with adjoining flower









beds. There are lawns to the front and the brick paved path continues to the driveway at the side. Mature hedges create privacy to the front with a fence running down the side of the drive.

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

Local Authority: Shropshire Council.

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

Council Tax Band: Council Tax Band C.

EPC Rating: EPC Rating D - 61.

Directions: From the centre of Oswestry, head down Church Street towards the cross roads, turn left onto Lower Brook street then turn left onto Roft Street, then turn right onto Ferrers Road, then take the next left onto Stewart Road, the property will be found on the left just over halfway up the road.

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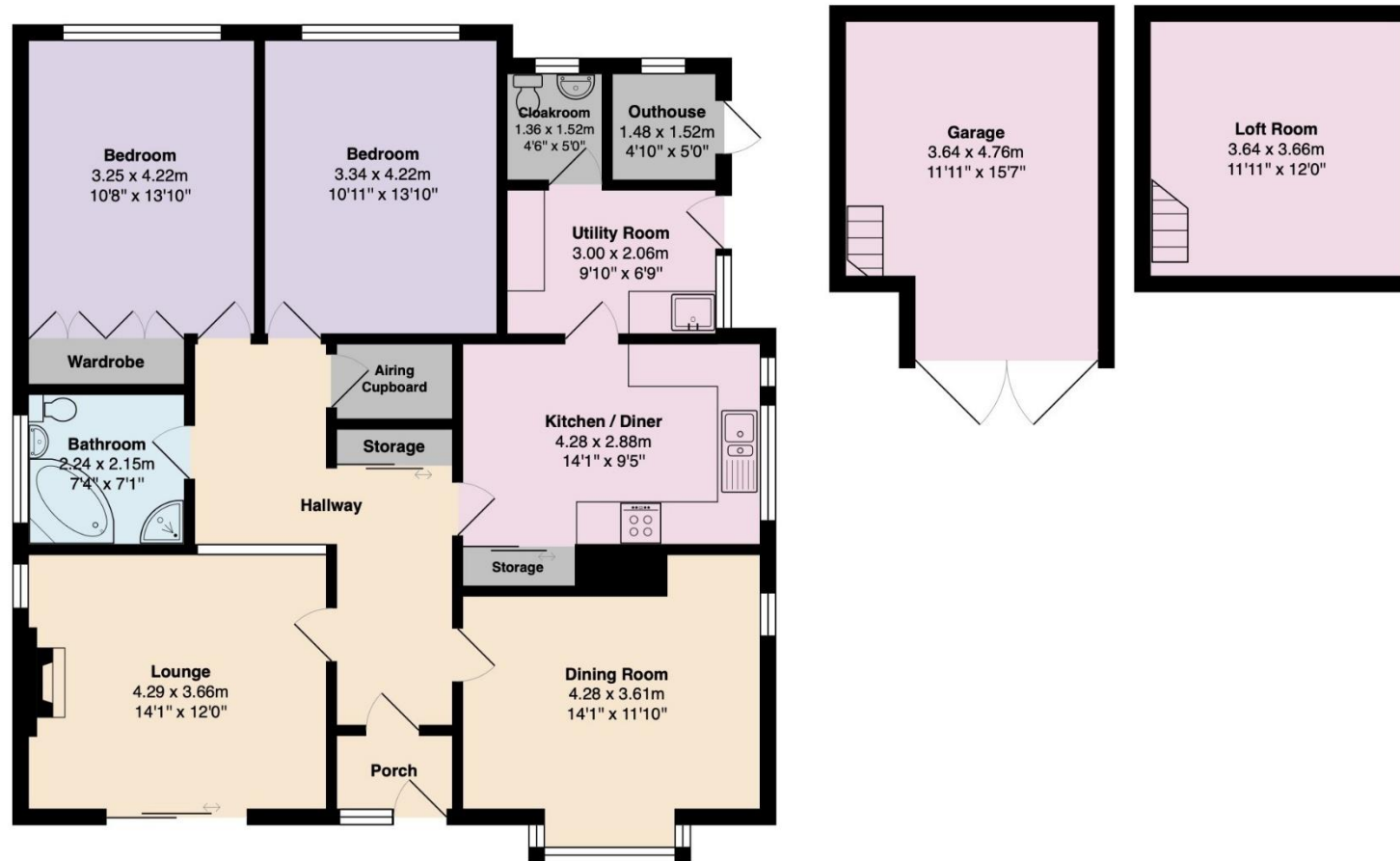
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Total Area: 112.6 m² ... 1212 ft² (excluding garage, loft room)

All measurements are approximate and for display purposes only

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