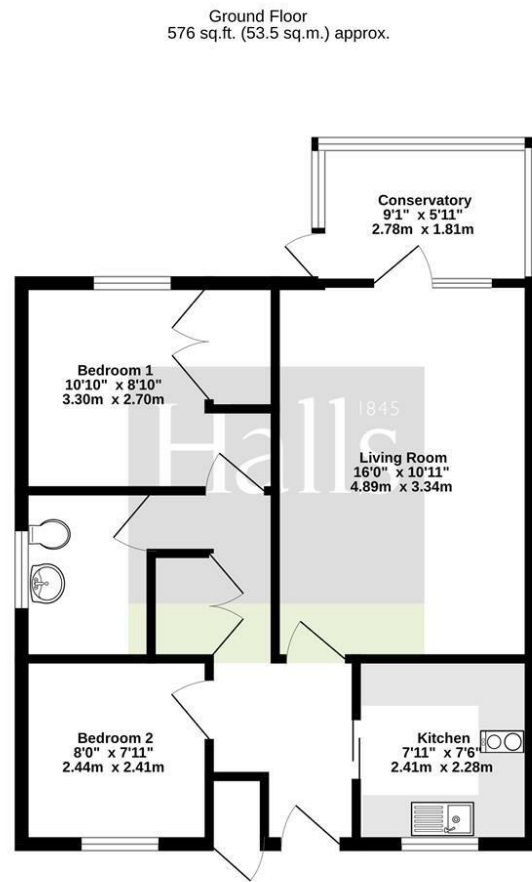


FOR SALE

170 Oswestry Road, Ellesmere, SY12 0BY



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

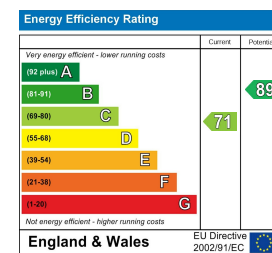
Offers in the region of £124,995

170 Oswestry Road, Ellesmere, SY12 0BY

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed two-bedroom, semi-detached retirement bungalow boasting off-street parking, conservatory, and private rear gardens, situated within a development of similar properties in a convenient edge of town location.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (23 miles)  
(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Retirement Bungalow
- On Site Manager
- Front and Rear Gardens
- Two Bedrooms
- Well Designed
- Edge of Town Location

#### DESCRIPTION

Halls are delighted with instructions to offer 170 Oswestry Road, Ellesmere for sale by private treaty.

170 Oswestry Road is a well designed two-bedroom, semi-detached retirement bungalow boasting off-street parking, conservatory, and private rear gardens, situated within a development of similar properties in a convenient edge of town location.

Internally, the property, which has been well maintained by the current vendor, currently comprises an Entrance Hall, Kitchen, Living Room, Conservatory, two Bedrooms and a Wet Room.

Externally, the property is complimented, to the front, by a tarmac parking space bordered by lawned areas with, to the rear of the property a private rear garden predominantly laid to lawn with the addition of a paved patio area and useful timber garden storage shed.

The sale of 170 Oswestry Road does, therefore offer the rare opportunity for buyers to purchase a well presented two bedroom semi-detached bungalow within a well regarded retirement complex of similar properties.

#### THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC wood effect front door with opaque glazed panelling in to an:

#### ENTRANCE HALL

Matwell and fitted carpets as laid, inspection hatch to loft space, double opening doors in to an Airing Cupboard housing the hot water cylinder with slatted shelving above, with a further door leading in to the:

#### KITCHEN

7'10" x 7'5" (2.41m x 2.28m)

Wood effect vinyl flooring, UPVC double glazed window on to front elevation, a selection of base and wall units with marble effect roll topped work surfaces, partly tiled walls, a stainless steel sink with draining area to one side (H&C) mixer tap, a freestanding Beko fridge freezer, freestanding Logik washing machine and planned space for further appliance, also including an inset Lamona two ring electric domino hob and wall mounted Baxi solo boiler.

#### LIVING ROOM

16'0" x 10'11" (4.89m x 3.34m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation with UPVC door with glazed panelling leading out to the:

#### CONSERVATORY

9'1" x 5'11" (2.78m x 1.81m)

Tiled flooring, glazing to three aspects allowing excellent views over the garden with a fully glazed UPVC door leading out on to the patio area.

#### BEDROOM ONE

10'9" x 8'10" (3.3m x 2.7m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation and built-in storage cupboard/wardrobe containing a clothes rail.

#### BEDROOM TWO

8'0" x 7'10" (2.44m x 2.41m)

Fitted carpet as laid, UPVC double glazed window on to front elevation and freestanding wardrobe/storage cupboards and an Emergency pull cord.

#### WET ROOM

Non-slip vinyl flooring, partly tiled walls, opaque UPVC double glazed window on to side elevation and bathroom suite to include; low flush WC, pedestal hand basin (H&C), Mira shower, emergency pull cord and extractor fan and a selection of grab rails.

#### OUTSIDE

The property is approached over a tarmac driveway which leads on, via a tarmac pathway which is bordered by lawned area interspersed with shrubs and flowers etc, to the front door which has an external storage cupboard situated to the side.

#### REAR GARDEN

A full height timber gate leads via a paved walkway through to the rear garden which comprises a shaped area of lawn alongside a paved patio area offering an excellent space for outdoor dining and entertaining, along with a slate gravelled bed interspersed with floral and herbaceous borders etc. The rear garden also contains a useful timber garden storage shed.

#### SERVICES

We are advised that the property benefits from mains gas, electric, water, and drainage.

#### CONDITIONS

Please be advised that all purchasers must be 60 years of age or over, or in excess of 55 years and in receipt of disability allowance.

#### INTERVIEW

Prior to a commitment to purchase, a purchaser will need to attend an interview with the Scheme Manager.

#### TENURE

The property is of Leasehold tenure and we are advised that a 99 year lease was granted in 1989 with, at the time of writing, approximately 66 remaining unexpired.

Vacant possession will be granted upon completion.

#### N.B.

Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease and these are currently £375.00 plus VAT plus a document fee of £80.00 plus VAT.

#### FACILITIES

Oswestry Road retirement properties/complex offers the following facilities: On-site Scheme Manager, window locks, cavity wall insulation, parking spaces, gas central heating, 24 hour emergency alarm system with pull cords in each room, light switches and sockets set at such a position to avoid bending and stretching, service charge which includes external maintenance.

#### GROUND RENT AND SERVICE CHARGE

We are advised that ground rent is a monthly service charge of £163.63.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.