



BOWEN

PROPERTY SINCE 1862

Offers in the Region Of £395,000

 4 Bedrooms  3 Bathrooms

1 Ferrers Road, Oswestry,
Shropshire, SY11 2EY

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General Remarks

An extensively refurbished and immaculately presented four bedroom semi detached townhouse style property situated in a sought after location close to Oswestry town centre. The works have been sympathetically completed to retain the property's character yet transform it into a home designed for modern living.

The generous accommodation is set over three floors with a useful Cellar addition and includes two en suite bedrooms. The side gardens are another particular feature and have been re-designed to make the most of the space on offer.

All of Oswestry's amenities are within easy walking distance and resident's parking permits are available for the on street parking spaces found on Ferrers Road itself. Internal inspection is essential in order to fully appreciate this most notable addition to the sales market.

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 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.



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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.

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 covered entrance porch at the front of the property with part glazed door leads into:

Hall: 15' 1" x 5' 10" (4.60m x 1.79m) max Decorative quarry tiling, radiator, stairs to first floor landing, thermostat and doors off to:

Lounge: 14' 2" x 12' 1" (4.33m x 3.69m) Inset gas fireplace with high quality stone surround, vertical radiator, bay window, TV point and opening into:

Dining Room: 13' 3" x 10' 4" (4.03m x 3.14m) Radiator and glazed doors into Kitchen/Breakfast Room.

Kitchen/Breakfast Room: 19' 8" x 9' 1" (6.00m x 2.78m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Space for range cooker with extractor hood above, space/plumbing for American style fridge freezer, integrated dishwasher, two vertical radiators, tiled floor, roof lantern, spotlights to ceiling, stairs to cellar, sliding glazed door to garden and internal door to:

Utility: 9' 4" x 6' 6" (2.84m x 1.97m) Fitted base/eye level wall units with worktops over and inset stainless steel sink unit. Space/plumbing for washing machine and tumble dryer. Tiled floor, radiator, part glazed uPVC door to garden and internal door to:

Cloakroom: 5' 0" x 2' 10" (1.52m x 0.86m) Low level flush w.c., pedestal wash hand basin, tiled floor and extractor fan.

Stairs to half landing with further stairs to front and rear landings: Two radiators and doors off to:

Bedroom 1: 13' 9" x 10' 3" (4.18m x 3.13m) Built in wardrobe, radiator and door to:

En Suite: 6' 5" x 4' 10" (1.95m x 1.47m) Suite comprising shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, tiled walls, vinyl flooring and extractor fan.

Bedroom 2: 12' 8" x 8' 6" (3.87m x 2.59m) Radiator and fitted wardrobe.

Bedroom 4/Study: 9' 5" x 8' 11" (2.86m x 2.72m) max Cupboard housing Worcester gas fired boiler and pressurised hot water cylinder. Radiator and fitted storage shelf.

Bathroom: 9' 5" x 6' 5" (2.86m x 1.96m) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, heated towel rail, vinyl flooring and extractor fan.

Stairs to second floor landing: Radiator and door off to:

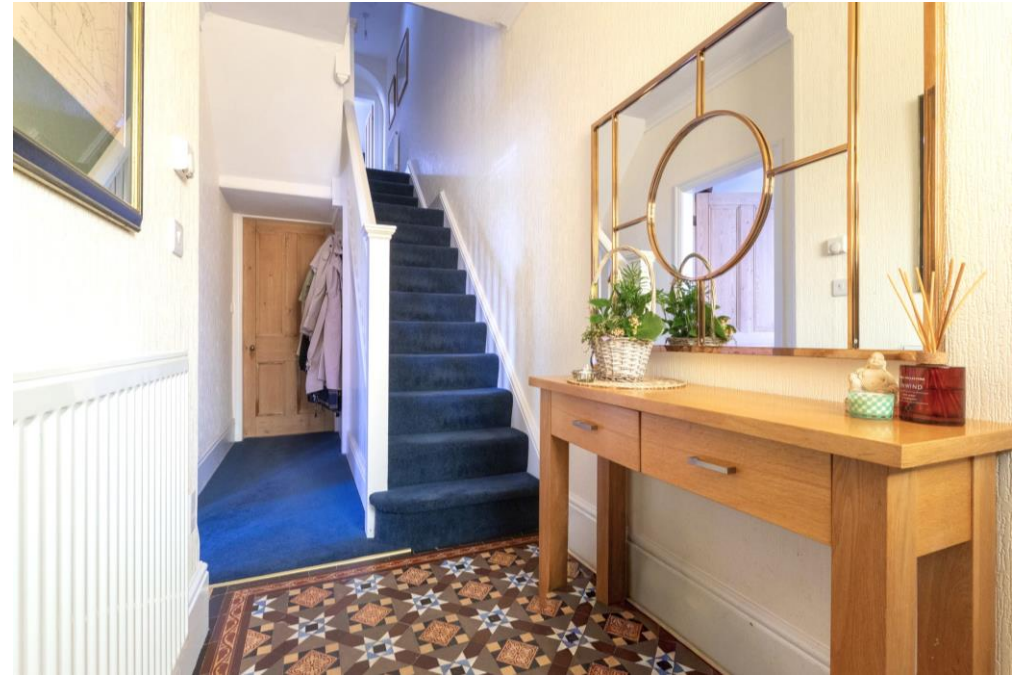
Bedroom 3: 12' 10" x 10' 1" (3.91m x 3.08m) max Feature fireplace, dormer window, radiator and door to:

En Suite: 6' 5" x 5' 10" (1.96m x 1.77m) Suite comprising shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled walls, vinyl flooring, heated towel rail and extractor fan.

Cellar: 18' 10" x 10' 0" (5.74m x 3.05m) max Split into three rooms providing storage with light and power laid on. See floorplan for layout details.

Outside: At the front of the property is a small enclosed garden with pedestrian gate providing access to larger gardens at the side. These have been









extensively landscaped and now provide a large patio/sun terrace with raised flowering beds. and external power points. The gardens link with the property via glazed doors from the Kitchen, while at the rear is an additional yard with space for bins and a pedestrian gate to Roff Street.

EPC Rating: EPC Rating – Band 'D' (61).

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND. Tel: (0345 678 9000).

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

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

Directions: From Oswestry town centre proceed down Salop Road and turn right at the crossroads (by the Holy Trinity Church) onto Roff Street. Follow the road round and then turn left onto Ferrers Road where property will be found immediately on the left hand side.



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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

1, Ferrers Road, Oswestry, SY11 2EY



Total Area: 160.2 m² ... 1724 ft²

All measurements are approximate and for display purposes only

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