

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £345,000

🛏 3 Bedrooms 🚿 2 Bathrooms

2 Varley Rise, Oswestry, Shropshire,
SY11 1FF

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General Remarks

An immaculately presented three bedroom, detached, dormer bungalow located on the outskirts of Oswestry. This property is positioned in a quiet residential area nearby the historic Oswestry Hillfort.

The bungalow benefits from off-road parking along with a garage and private rear gardens. The property also offers versatile living accommodation with the ground floor bedroom and shower room.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. 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

Partly glazed Upvc door into.

Hallway: Radiator, stairs to first floor landing and doors off to:

Lounge: 11' 9" x 11' 1" (3.57m x 3.39m) Feature fireplace with electric log burner effect fire, radiator, tv and telephone points. Door to:

Inner Hallway: Wood effect flooring, understairs storage area, Bosch thermostat and doors off to:

Open Plan Living/Dining area: 16' 11" x 14' 9" (5.15m x 4.49m) (max) Wood effect flooring, 2 radiators, tv point, spotlights to ceiling, glazed double doors to gardens, separate door to utility and opening into:

Kitchen: 8' 1" x 7' 7" (2.47m x 2.32m) Modern range of fitted base units and eye level wall cupboards with worktops over and inset 1.5 bowl stainless steel sink and drainer. Integrated oven, separate grill and integrated hob with extractor hood over. Integrated dishwasher, part tiled walls and space and plumbing for fridge freezer.

Utility: 8' 6" x 4' 11" (2.60m x 1.50m) Fitted eye level wall units with worktops beneath. Space and plumbing beneath for washing machine and tumble dryer. Worcester gas fired boiler, radiator, extractor fan, wood effect flooring and door to garage.

Bedroom One: 13' 0" x 9' 2" (3.97m x 2.79m) (max) Radiator and tv point.

Shower Room: 6' 11" x 4' 7" (2.10m x 1.40m) Large walk-in shower cubicle with rainfall shower, pedestal wash hand basin, low level flush w.c., heated towel rail, extractor fan, wall mirror, tiled floor and part tiled walls.

Stairs to First Floor Landing: Sky light and doors off to:

Bedroom Two: 15' 10" x 11' 1" (4.82m x 3.39m) (max) Skylight, radiator and under eave storage.

Bedroom Three: 15' 9" x 9' 2" (4.81m x 2.79m) Skylight, radiator and under eave storage.

Bathroom: 6' 4" x 6' 0" (1.94m x 1.84m) Suite comprising panel bath with shower over, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail, extractor fan and skylight.

Garage: 17' 9" x 8' 6" (5.41m x 2.59m) (max) Doors to driveway, pedestrian door to garden, lights and power facilities laid on.

Garden: At the front of the property is a good sized driveway bordered by lawned gardens. The gardens at the rear are bordered by fencing with gated side access. A paved patio area accessed via glazed double doors from the open plan living space leads to a well-maintained lawn with a raised decking area to the rear of the garden.

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

Services: We understand the property is connected to mains electric, water, gas and drainage.

EPC Rating: EPC Rating 84 B.

Council Tax Band: Council Tax Band D.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, Tel: 0345 6789000.





Directions: From Oswestry town centre proceed up Willow Street to the first crossroads at which turn right onto Castle Street. Continue before bearing left onto Beatrice Street.

Continue through the traffic lights at the crossroads before turning immediately left onto Llwyn Road, follow the road and take the second right onto Varley Rise, the property will be found on your right-hand side.

<https://what3words.com/twitches.mandolin.lined>

Get the most out of your property

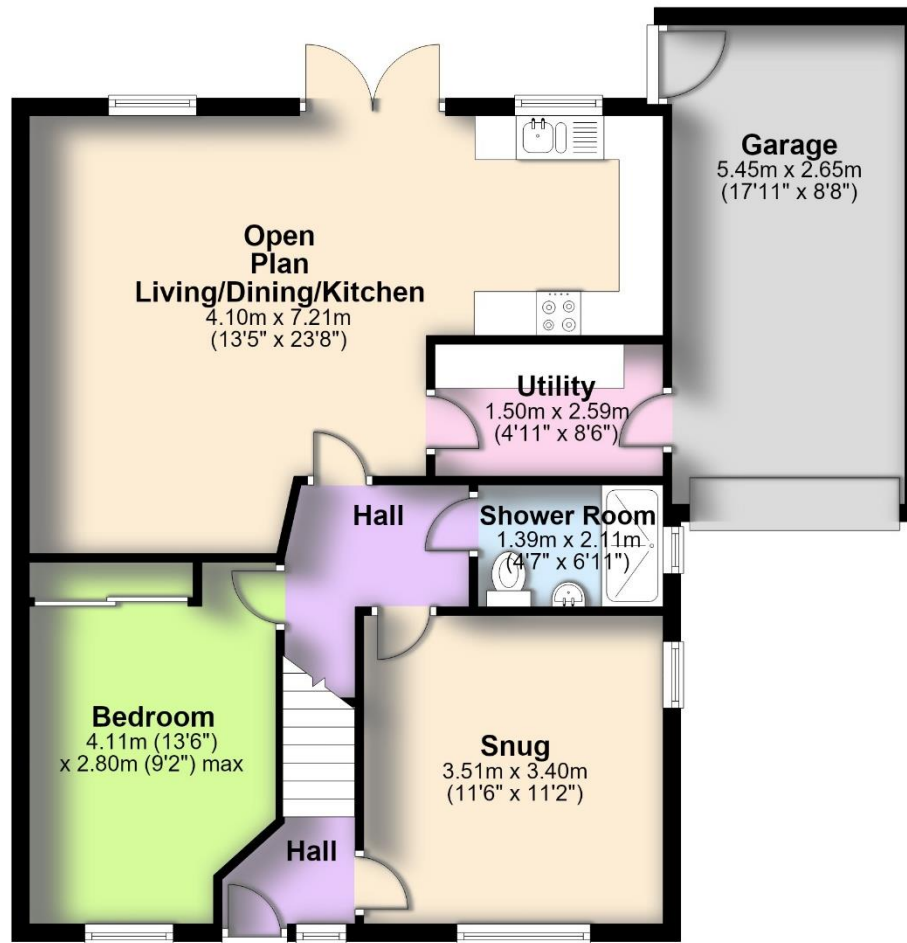
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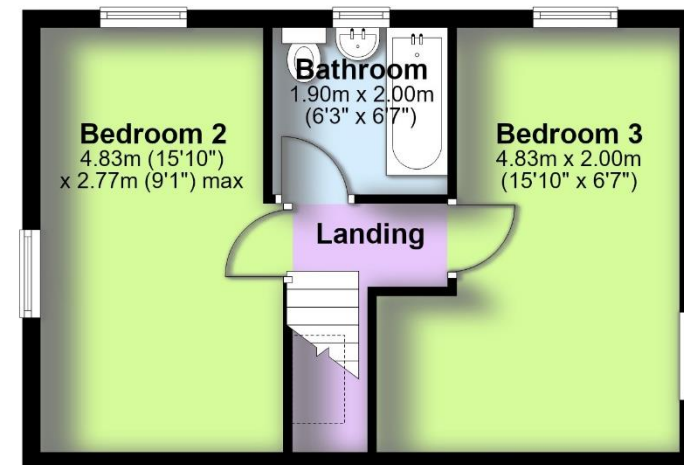
Ground Floor

Approx. 81.2 sq. metres (873.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

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

BOWEN

SINCE 1862

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