

Asking Price £300,000

3 Bedrooms | 1 Bathroom | South facing gardens

1 Ardmillan Court, Oswestry,
Shropshire, SY11 2JG

BOWEN

PROPERTY SINCE 1862

1 Ardmillan Court, Oswestry, Shropshire, SY11 2JG

General Remarks

A spacious three bedroom detached property situated within a generously sized plot in the popular residential area of Ardmillan Court. The property benefits from a garage with off-road parking along with south facing rear gardens. Set in a semi-elevated location which allows for far reaching views to the rear and located within walking distance of the centre of Oswestry where you will find a host of independent shops, public houses and popular schools. There are also excellent road links to the nearby towns of Shrewsbury, Ellesmere and the city of Wrexham.

Location: The property is situated in a quiet cul-de-sac within reach of the centre of the market town of Oswestry. 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.



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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 expressively 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.

Accommodation

A partly glazed door at the front of the property leads into:

Hallway: 6' 11'' x 4' 8'' (2.12m x 1.42m) Radiator, stairs to first floor landing and doors off to:

Living Room: 19' 3'' x 11' 7'' (5.86m x 3.52m) (widening to 4.73) Two radiators, TV point, thermostat, glazed sliding doors to rear gardens and separate door to:

Kitchen: 14' 7'' x 11' 10'' (4.45m x 3.61m) (narrowing to 2.42) Range of fitted base and eye level wall units with worktops over and 2 inset stainless steel sink units. Integrated fridge, space for cooker and washing machine. Tiled floor, partly tiled walls, Worcester gas fired boiler, radiator, partly glazed door to the side of the property and internal doors to:

Dining Room: 10' 0'' x 7' 11'' (3.05m x 2.42m) Wood flooring, radiator and door to the hallway.

Stairs to first floor landing: Airing cupboard housing hot water cylinder and slatted shelves, access to the loft space and doors off to:

Bedroom 1: 12' 5'' x 12' 2'' (3.79m x 3.71m) Fitted wardrobes, separate storage cupboard and radiator.

Bedroom 2: 12' 3'' x 8' 2'' (3.74m x 2.50m) Fitted wardrobe, separate storage cupboard and radiator.

Bedroom 3: 12' 6'' x 6' 10'' (3.80m x 2.09m) Fitted wardrobe, shelving and a desk. Radiator and views over the gardens to the rear towards the countryside beyond Oswestry.

Bathroom: 7' 3'' x 6' 9'' (2.21m x 2.05m) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin and low level flush W.C. Partly tiled walls and a radiator.

Attached Single Garage: 16' 11'' x 9' 3'' (5.16m x 2.83m) Up and over door to the front with a pedestrian door to the rear. Lights and power facilities laid on.

Outside: At the front of the property there is a gated driveway with adjoining sloping lawns and a pedestrian path leading to the front door. To the side is a former vegetable plot while there are extensive south facing gardens to the rear. These are mainly laid to lawn bordered by flowering beds, shrubs, hedges and trees. There is also an ornamental pond, paved patio leading off the property itself and gated access to an additional small garden area beyond the rear hedge.

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

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

Local Authority: Shropshire Council Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND.

Council Tax Band: Council Tax Band C.



















EPC Rating: Awaiting EPC Rating.

Directions: From Oswestry town centre proceed south along Salop Road turning left at the crossroads (by The Holy Trinity Church) onto Middleton Road. Proceed over the mini roundabout and take the third left turn onto Monkmoor Road, then take the second turn on the left for Walford Road. Continue up the hill onto Ardmillan Court and the property will be found on the left hand side.

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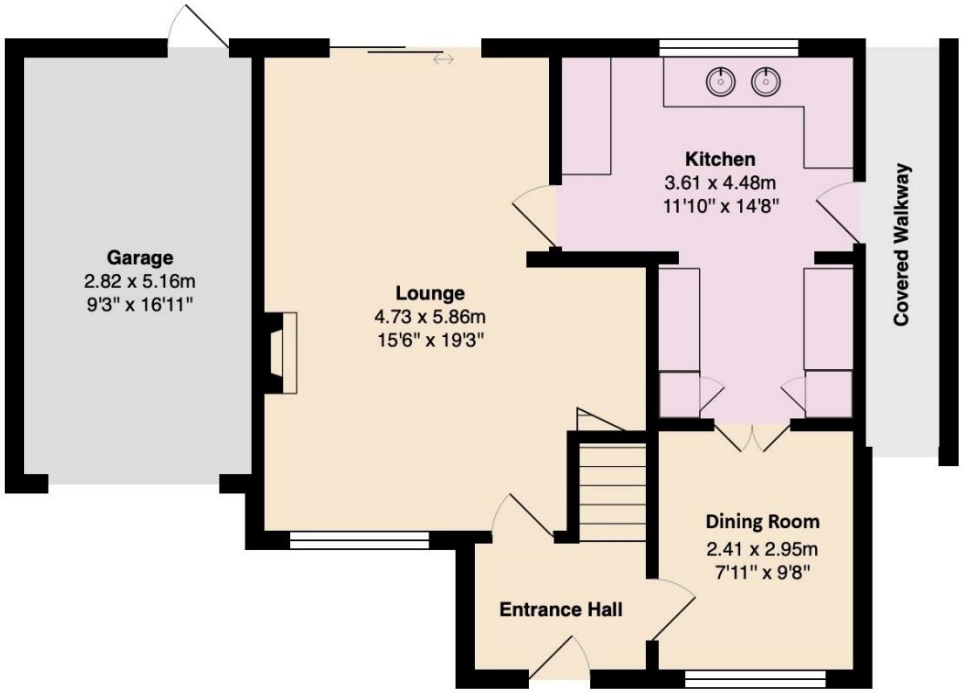
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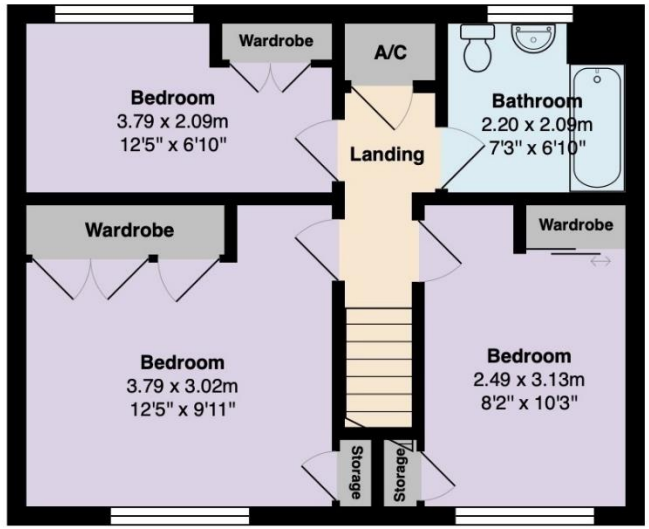
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Total Area: 95.3 m² ... 1025 ft² (excluding garage, covered walkway)

All measurements are approximate and for display purposes only

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