

BOWEN

PROPERTY SINCE 1862



Asking Price £235,000

22 Fir Grove, Oswestry,
Shropshire, SY11 2QZ

🏠 3 Bedrooms

🚿 1 Bathroom

22 Fir Grove, Oswestry, Shropshire, SY11 2QZ



General Remarks

This spacious three bedroom, semi-detached property occupies a generously sized corner plot in this established residential area. Oswestry town centre is within walking distance and hosts a range of shops, schools and other amenities. This property would make the perfect family home with plentiful ground floor space.

Alongside this the gardens retain their privacy while there is off road parking and a useful car port for storage. The property is well maintained yet offers potential for personalisation and improvement, making it ideal for someone to add their own personal touch.

Location: The property is situated in an established residential area within the border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities.

Easy access onto the A5/A483 provides direct links to the larger town of Shrewsbury and to the cities of Wrexham and Chester. The area has an excellent bus service and the nearby train station at Gobowen provides services to Birmingham and Chester.

Accommodation

Hall: 8' 6" x 6' 0" (2.58m x 1.84m) Tiled Floor, radiator, stairs to first floor landing and doors off to:

Cloakroom: 6' 1" x 2' 7" (1.85m x 0.80m) Low level flush W.C, tiled floor and wash hand basin.

Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

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Lounge: 15' 5" x 11' 7" (4.69m x 3.52m) Log burner (not certified and with no flue liner), wood effect flooring, radiator, TV point and doors off to:

Sun/Family Room: 12' 0" x 11' 6" (3.67m x 3.50m) Wood flooring, two radiators, tv point, glazed doors to rear garden and internal door to:

Study: 7' 7" x 6' 0" (2.30m x 1.83m) Wood flooring, radiator and a fitted desk with cupboards.

Dining Room: 11' 0" x 10' 0" (3.36m x 3.06m) (max) Wood effect flooring, radiator, telephone point and door off to:

Kitchen: 10' 0" x 8' 11" (3.05m x 2.71m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker, fridge, washing machine and dishwasher. Tiled floor, partially tiled walls, radiator and door to:





Utility: 12' 0" x 6' 0" (3.65m x 1.83m) Fitted base and eye level wall units with worktops over. Space for freezer, radiator, 'Worcester' gas fired boiler, tiled floor and partially glazed uPVC door to gardens.

Stairs to first floor landing: Built in storage cupboard, access to loft space and doors off to:

Bedroom 1: 12' 10" x 9' 2" (3.91m x 2.80m) Built in wardrobe and radiator.

Bedroom 2: 13' 2" x 9' 5" (4.02m x 2.87m) (max) Radiator.

Bedroom 3: 8' 8" x 7' 9" (2.64m x 2.35m) Wood effect flooring and radiator.

Bathroom: 7' 0" x 6' 3" (2.14m x 1.91m) Modern suite comprising of panel bath with shower over, wash hand basin with vanity unit beneath and concealed flush W.C. Tiled floor, shower boarded walls, vertical radiator, additional radiator and extractor fan.

Outside: The front of the property comprises of a concrete driveway which leads into a car port to the left of the house. To the right of the drive is a grassed area containing a small tree and some shrubs. The rear gardens are generously sized and include lawns leading off a patio area

which leads off the Utility and Sun/Family Room. A pedestrian access gate leads to the car port at the side while the rear gardens include a selection of fruit trees and are bordered by fencing and hedges.

EPC Rating: EPC rating - Band 'C' (72).

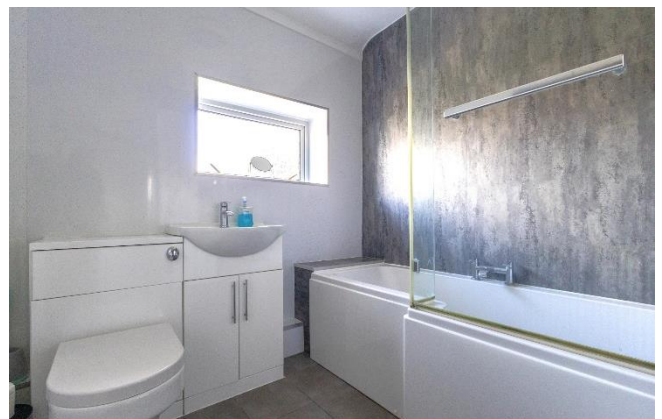
Council Tax Band: Council Tax Band - 'B'.

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

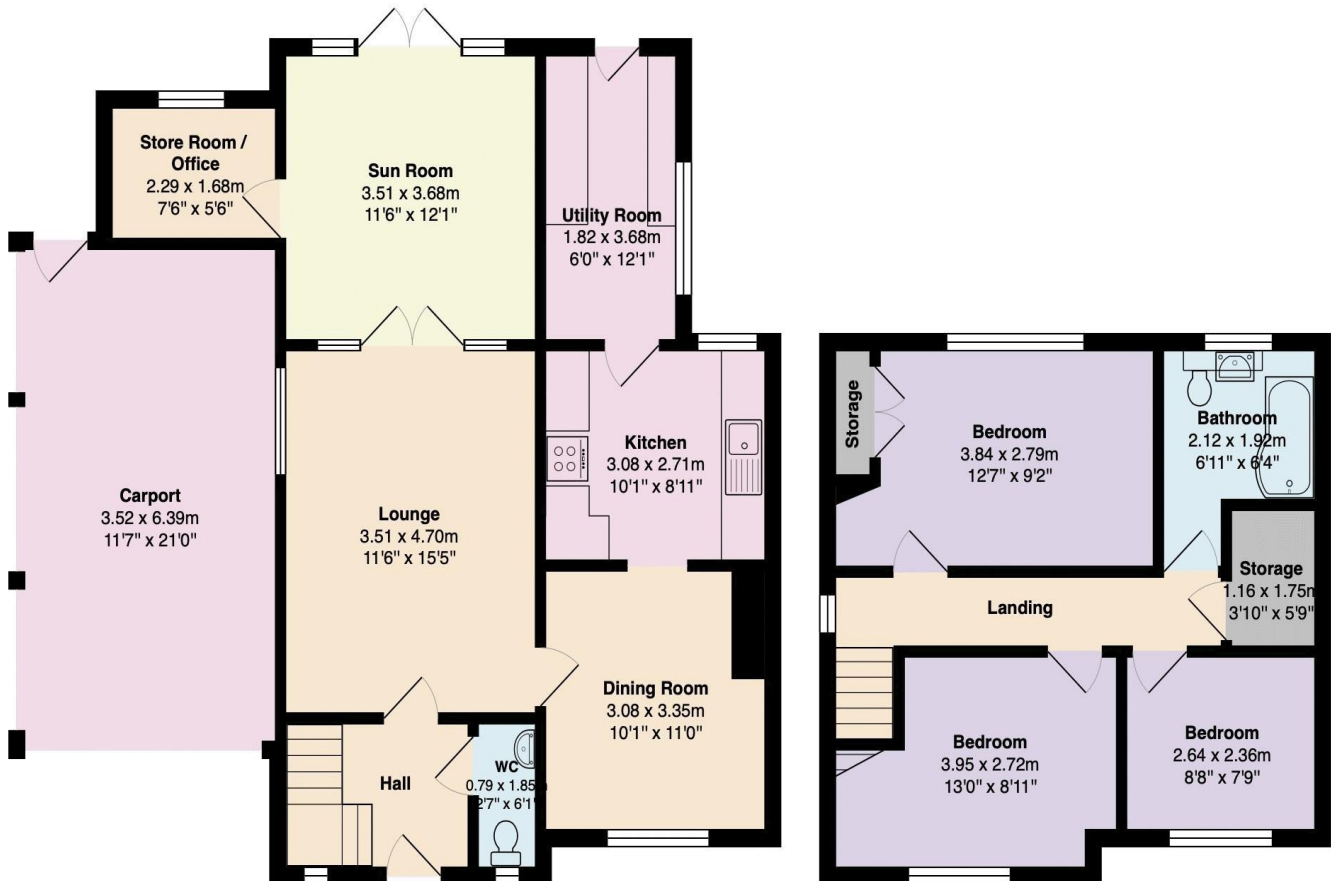
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that the property has mains electricity, water, gas and drainage connections.

Directions: From Oswestry town centre proceed down the B4579 Salop Road continuing onto Shrewsbury Road. After passing the Highwayman public house, turn left onto Fir Grove and follow the road ahead. As the road bends to the left, the property will be found on the right hand side.



22, Fir Grove, Oswestry, SY11 2QZ



Total Area: 112.6 m² ... 1212 ft² (excluding carport)

All measurements are approximate and for display purposes only

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.