

# BOWEN

PROPERTY SINCE 1862



Asking Price: £250,000

49 Park Avenue, Oswestry,  
Shropshire, SY11 1AX

🏠 5 Bedrooms

🚿 1 Bathroom

## 49 Park Avenue, Oswestry, Shropshire, SY11 1AX



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### General Remarks

A substantial 4/5 bedroom Victorian townhouse situated centrally within this sought after part of Oswestry. A notable addition to this property is the rear driveway and garage accessed via Arundel Road which provides off road parking provision. The property itself offers generous living accommodation over two storeys, supplemented by cellar rooms and a large loft space accessed via a folding loft ladder. There is gas fired central heating throughout with a modern boiler located in the Utility. Offering potential for buyers to personalise and further improve the property in line with their own tastes, the property must be viewed internally to be fully appreciated.

**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. 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 with part glazed door leads into:

**Hall:** Wood flooring, radiator, stairs to first floor landing and doors off to:

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.

**Lounge:** 13' 5" into bay x 12' 9" (4.09m into bay x 3.88m) Feature fireplace, bay window to front, radiator and TV point.

**Dining Room:** 11' 8" x 11' 4" (3.56m x 3.46m) Feature fireplace and radiator.

**Kitchen:** 15' 2" x 11' 1" (4.63m x 3.37m) max Fitted base/eye level wall units with worktops over and inset Belfast sink. Alcove housing Smeg cooker, space for fridge freezer, quarry tiled flooring, radiator, door to cellar steps, door to rear yard and internal door to:

**Utility:** 9' 5" x 2' 11" (2.86m x 0.88m) Modern Glow Worm gas fired boiler, space/plumbing for washing machine, quarry tiled floor and fitted shelves.

**Stairs to first floor split level landing:** Access to large loft space via folding loft ladder, radiator and doors off to:

**Bedroom 1:** 11' 7" x 11' 5" (3.52m x 3.47m) Steps down off landing to bedroom with radiator.

**Bedroom 2:** 10' 10" x 11' 1" (3.31m x 3.37m) Feature fireplace and radiator.





**Bedroom 3:** 11' 8" x 11' 4" (3.56m x 3.46m)  
Radiator.

**Bedroom 4:** 11' 6" x 11' 4" (3.50m x 3.46m)  
Radiator.

**Bedroom 5/Study:** 8' 0" x 5' 7" (2.43m x 1.70m)  
Wood flooring and radiator.

**Bathroom:** 10' 11" x 10' 7" (3.33m x 3.23m)  
Suite comprising roll top bath, separate shower cubicle with mixer shower, wash hand basin and low level flush w.c. Part tiled walls, radiator, two skylights and spotlights to ceiling.

**Separate W.C.:** 7' 3" x 3' 4" (2.21m x 1.02m)  
Wood flooring and high level flush w.c.

**Outside:** The property includes generously sized rear gardens which are mainly laid to lawn with side access for bins and garden waste. At the far end of the garden is the garage and off road parking space (accessed via Arundel road).

**EPC Rating:** Awaiting EPC assessment.

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

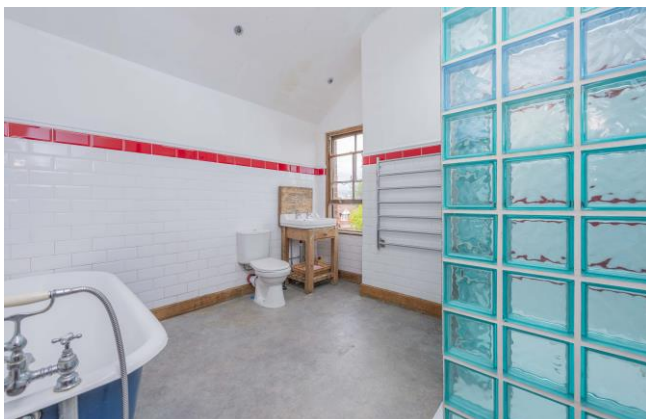
**Local Authority:** Shropshire County Council.

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

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

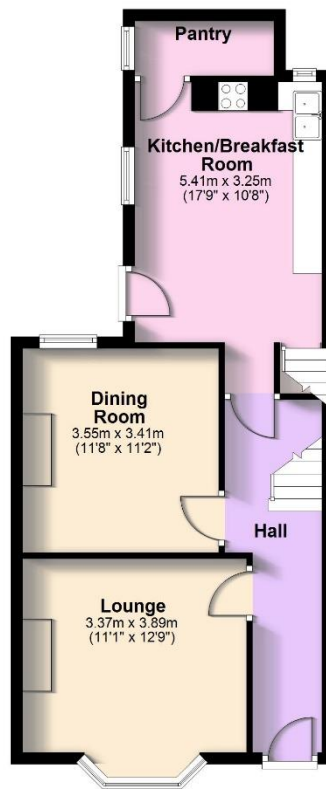
**Agent's Note:** We are informed that there is evidence of historic movement at the property. The vendor has commissioned structural surveys of the property in recent years, which confirmed that this movement is of a historic nature and copies of this survey are available on request.

**Directions:** From Oswestry town centre proceed up Willow Street to the crossroads with the Fire Station and turn left onto Park Avenue. Continue ahead and the property will then be found on the left hand side.



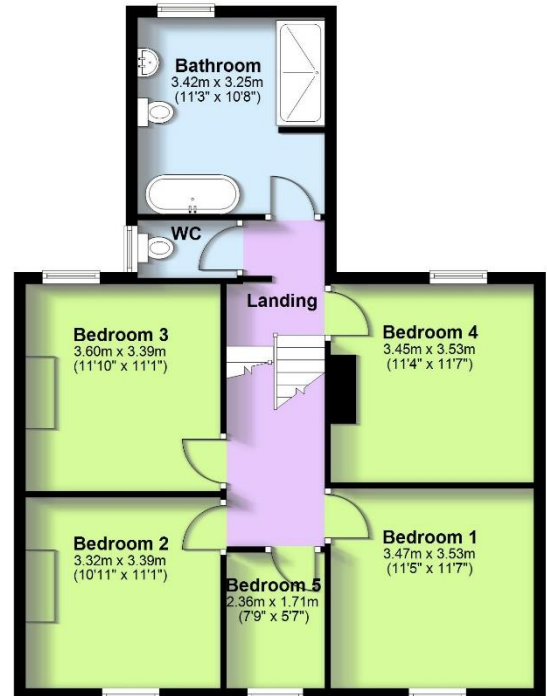
## Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



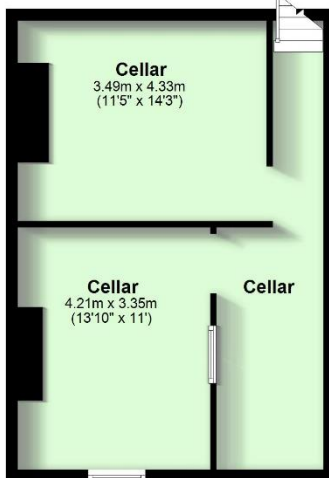
## First Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



## Basement

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 172.8 sq. metres (1860.4 sq. feet)

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

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