Town & Country
Estate & Letting Agents

Eastview Whiteminster, Oswestry, SY11 1SF

Offers In The Region Of £299,950

WITH NO ONWARD CHAIN!! Located in the charming area of Whiteminster, Oswestry, this spacious detached bungalow presents a unique opportunity for those seeking versatile accommodation. Boasting three well-proportioned reception rooms, this property is perfect for both relaxation and entertaining. With three comfortable bedrooms and bathroom, it caters to families and individuals alike, providing ample space for everyone. The bungalow is set on a desirable good sized corner plot, offering delightful gardens that enhance the property's appeal. The generous parking space accommodates up to four vehicles, ensuring convenience for residents and guests. Additionally, the presence of a garage adds further practicality to this wonderful home. One of the standout features of this property is its potential for an annexe or rental income, making it an attractive option for those looking to invest or accommodate extended family. The highly sought-after location allows for an easy stroll to the town, where you can enjoy local amenities and the vibrant community atmosphere. This bungalow is truly a rare find, offering great scope for various uses, whether you envision it as a family home, a rental investment, or a space for multi-generational living. With its combination of space, location, and potential, this property is not to be missed.

Directions

From our Oswestry office proceed along Church Street until reaching the traffic lights. Turn right onto Upper Brook Street and then take the second turning right onto Oswalds Well Lane. Follow the road along and turn right into Whiteminster where the bungalow will be found immediately on the right hand side.

Accommodation Comprises

Hallway

The property is accessed through a part glazed door to the front with glazed side panels into the hallway which has a quarry tiled floor throughout and door into the dining room.

Dining Room 12'0" x 15'1" (3.66m x 4.60m)

The spacious dining room has a coved ceiling and radiator. There is a door to the cloaks cupboard and doors leading to the inner hallway and the kitchen. A glazed wall and sliding doors separate the dining room from the lounge yet still give a very open plan feel when open.

Lounge 12'0" x 8'9" (3.66m x 2.68m)

The bright lounge has a window to the front and side aspects of the property letting in lots of light, wall lighting and a feature fireplace with a gas fire inset on a hearth.

Inner Hallway

The inner hallway gives access to the roof space by a hatch. Doors lead into two bedrooms and the bathroom.

Roof Space

This room is spacious and can be used for storage or a variety of other purposes.

Bedroom One 13'5" x 10'10" (4.09m x 3.32m)

A good sized double bedroom with a window to the side and rear aspects, radiator and fitted wardrobes offering good storage.

Bedroom Two 11'5" x 10'9" (3.48m x 3.30m)

The second double bedroom has windows to the rear and side, radiator and built in wardrobes.

Family Bathroom

The bathroom suite comprises a panel bath, wash hand basin and WC. Part tiled walls, vinyl flooring and a window to the rear of the property.

Kitchen 12'3" x 7'3" (3.74m x 2.23m)

The kitchen is well-appointed with a range of matching wall and base units complemented by work surfaces, a stainless steel sink and drainer with mixer tap, and a breakfast bar. There is a cooker point and space and plumbing for a washing machine. Further benefits include a radiator, vinyl flooring, and a window to the rear letting in lots of light. A door leads through into the utility.

Utility Room 5'0" x 12'7" (1.53m x 3.86m)

The utility room has a continuation of fitted units, tiled floor throughout and a window and part glazed door to the rear. There is a roof light to the ceiling and a door leading into the annexe accommodation.

Rear Lobby

Steps down from the utility lead into the annexe accommodation having a window to the rear and doors leading to the garage, cloakroom and second lounge.

Cloakroom

The cloakroom has a window to the side, WC and wash hand basin on a vanity unit.

Second Lounge 15'10" x 11'7" (4.85m x 3.54m)

The second lounge is a very versatile space and could be adapted for a number of uses. Having a window to the front of the property and patio doors to the side leading out onto the garden. There is a coved ceiling, wall heater and a door leading through to the bedroom.

Bedroom 9'6" x 6'11" (2.90m x 2.11m)

The third bedroom has a window to the front and a coved ceiling.

To The Outside

Occupying a desirable corner plot, the property benefits from well-maintained gardens that are mainly laid to lawn, with two patio areas providing ideal spaces for outdoor dining and relaxation. The gardens are attractively stocked with a range of mature shrubs and plants. To the rear is a practical yard area, and there is also plenty of off-road parking for several vehicles.

Garage 9'9" x 17'0" (2.99m x 5.19m)

The garage has an up and over door with light and power laid on and a door leading into the lower hall.

Gardens

Occupying a desirable corner plot, the property benefits from well-maintained gardens that are mainly laid to lawn, with two patio areas providing ideal spaces for outdoor dining and relaxation. The gardens are attractively stocked with a range of mature shrubs and plants. To the rear is a practical yard area, and to the side there is off-road parking complemented by established flower borders.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will

securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

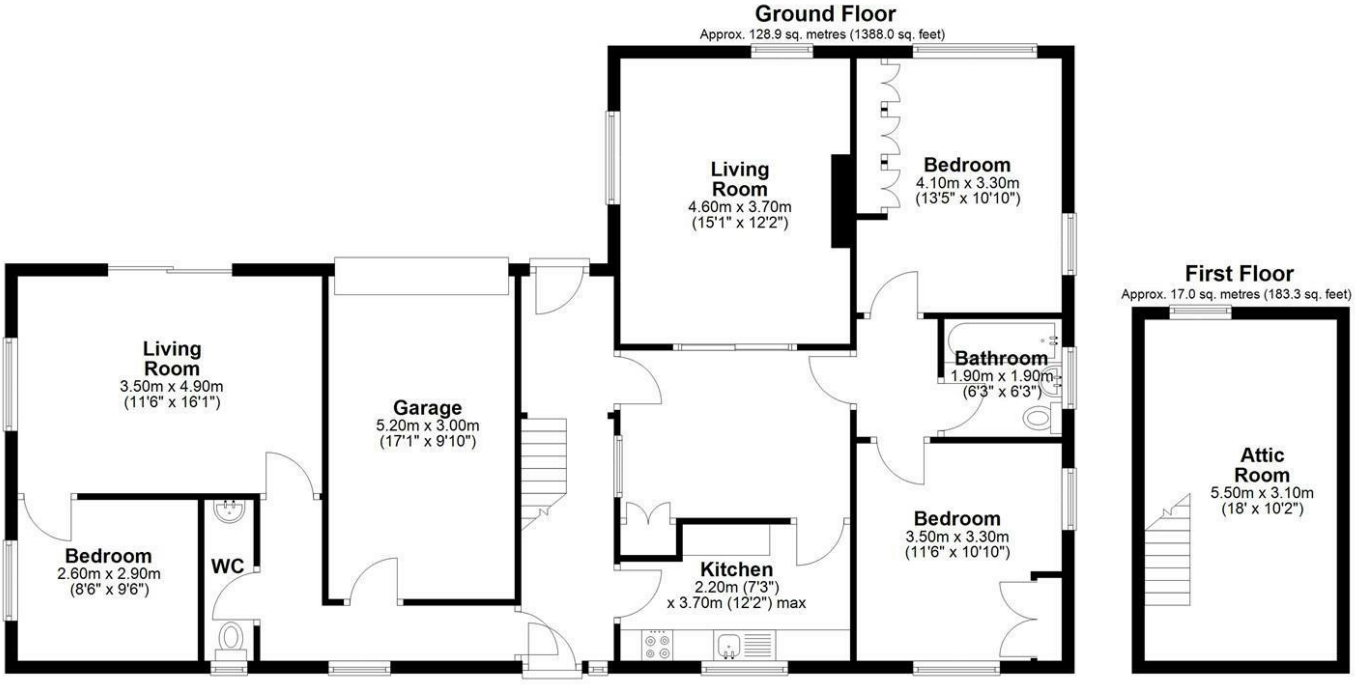
Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

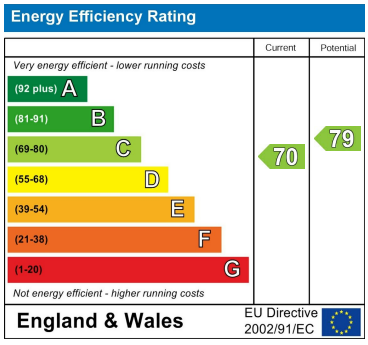
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk