



FOR SALE

£189,950

29 Whitefriars,
Oswestry, Shropshire, SY11 2LP

A well presented and recently updated three bedroom semi-detached home with private enclosed easy maintainable south west facing rear gardens, ample parking and garage. The property is warmed by gas central heating and benefits from UPVC double glazing. Entrance Hall, Reception Hall, Lounge/Dining Room, Kitchen, Bedroom Two, Bedroom Three, Shower Room, First Floor Bedroom, Gardens to Front and Rear, Garage, Summerhouse, Ample Parking.



Close To Oswestry Town Location with Bus Route Nearby



- Immaculate Throughout
- Garage, Garden, Parking
- Gas Central Heating
- UPVC Double Glazing
- Bus Route Close By
- Must Be Viewed

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities (One Mile From Oswestry Leisure centre) and schools (Beech Grove School, Meadow School and Oswestry County Infants). Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

From the office, turn right at the traffic lights, proceed down Beatrice Street, then turn right under the bridge into Whittington Road, then right again into Unicorn Road, proceed for approximately 350 yards, turning left into Meadow Rise, proceed up the bank and the property will be viewed to the right hand side marked by a for sale board.

THE ACCOMMODATION

UPVC obscure double glazed door leading into:

ENTRANCE HALL

With UPVC double glazed window to the front elevation.

RECEPTION HALL

With staircase leading to the first floor Bedroom, radiator.

LOUNGE DINING ROOM

14'1" x 20'8" max (4.30m x 6.30m max)

A dual aspect room with UPVC double glazed window to the side elevation, UPVC double glazed French doors leading out to the rear gardens, living flame fire, radiator.

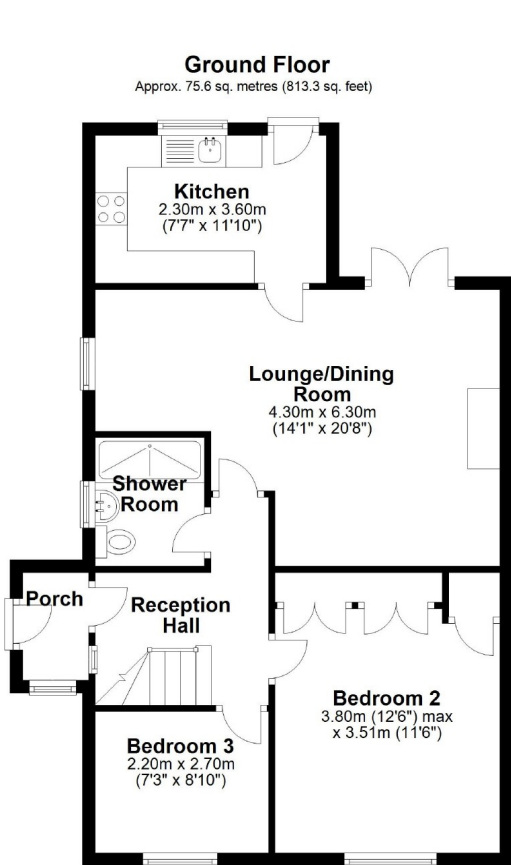
KITCHEN

11'10" x 8'6" (3.60m x 2.60m)

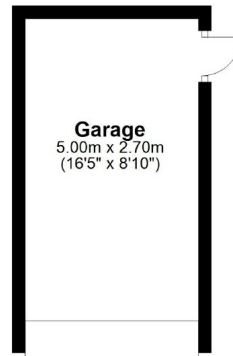
Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, tiled splashbacks, space for fridge, space and plumbing for washing machine, fitted cooker with extractor hood over, UPVC double glazed window to the rear elevation, UPVC double glazed stable door to the rear elevation, radiator.

BEDROOM TWO

12'6" x 11'6" max (3.80m x 3.51m max)



Garage
Approx. 13.5 sq. metres (145.3 sq. feet)



First Floor
Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 126.7 sq. metres (1363.7 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



With UPVC double glazed window to the front elevation, range of fitted wardrobes providing a good amount of hanging and storage space, radiator.

BEDROOM THREE

7'3" x 8'10" (2.20m x 2.70m)

With UPVC double glazed window to the front elevation, radiator.

SHOWER ROOM

Comprises a three piece suite in white with low flush WC, vanity unit with inset wash hand basin, shower unit, fully tiled walls, inset spotlighting to ceiling, UPVC double glazed window to side elevation, heated towel rail.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, access to eaves and the gas fired boiler.

BEDROOM ONE

13'9" x 15'5" (4.20m x 4.70m)

With UPVC double glazed window to the front elevation, fitted wardrobes, radiator.

GARDENS

From the road level, a tarmacadam drive leads to the side of the property providing parking



and leads to the front of the garage.

Directly to the rear of the property is a paved patio area with attractive red and yellow slabs which is bordered by a gravelled area. The garden is laid to lawn for ease of maintenance and is enclosed by larch lap fencing and benefits from a south westerly facing. Timber summer house.

GARAGE

16'5" x 8'10" (5.00m x 2.70m)

(Internal Measurements) With electric up and over roller door to front elevation, pedestrian door providing access to the rear garden, light and power points.

SUMMERHOUSE

With French doors leading out to the front elevation.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.



VIEWINGS

By appointment through the selling agents.
Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

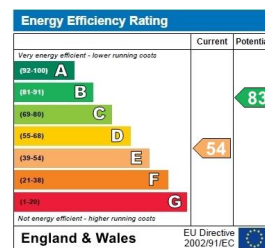
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
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