



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Dolwen, Ferrers Road Oswestry, SY11 2EX

- Detached period home in need to structural repair and full modernisation • Four bedrooms plus dressing room / nursery off bedroom 4 • Very convenient for Oswestry Town Centre • Valuable off road parking and garage • EPC Rating = G (15) •

£195,000

Oswestry Office 01691 679595 oswestry@morrismarshall.co.uk

Recessed porch:

Entrance Hall:

With fine period staircase, mosaic tiled floor, coved ceiling, storage cupboard.

Living Room: 4.27m x 3.94m (14'0" x 12'11")

Sash window, tiled fireplace with obsolete gas fire.



Store: 2.31m x 2.00m (7'7" x 6'7")

Landing:

Sash window, period gallery balustrade, airing cupboard.

Bedroom One: 4.27m x 4.24m (14'0" x 13'11")

Sash window.



Dining Room: 4.27m x 4.24m (14'0" x 13'11")

Sash window, tiled fireplace with obsolete gas fire.

Sitting Room: 3.94m x 3.98m (12'11" x 13'1")

Double glazed window to rear with uPVC frame. Built in alcove cupboards, obsolete gas fire.

Kitchen: 3.68m x 3.20m (12'1" x 10'6")

Sash window, sink unit with base cupboards, Aga cooking range (not tested) and adjacent cupboard.



Bedroom Two: 4.27m x 3.94m (14'0" x 12'11")

Sash window.



Pantry: 3.38m x 1.73m (11'1" x 5'8")

Sash window.

Rear Hall:

Quarry tiled floor, storage cupboard, exit door to rear.

Utility Room: 3.38m x 2.74m (11'1" x 9'0")

Quarry tiles floor, Belfast sink, double glazed window with uPVC frame. Enclosed WC.

Bedroom Three: 3.94m x 3.68m (12'11" x 12'1")

Double glazed window with uPVC frame.

Bedroom Four: 3.68m x 3.20m (12'1" x 10'6")

Sash window. Built in cupboards.

Dressing Room (off bedroom 4): 3.33m x 2.26m (10'11" x 7'5")

Sash windows.

Bathroom: 3.33m x 2.51m (10'11" x 8'3")

Double glazed window with uPVC frame. Suite comprises; hand basin, WC and bath

Outside:

Front garden set behind hedge with iron gate and pathway to front door. Vehicle access to side leading onto hard standing providing parking for a number of vehicles, garden area.

Garage: 5.23m x 4.32m (17'2" x 14'2")



Directions:

From the Agent's office in Leg Street turn right and cross the Sainsbury's roundabout, shortly afterwards turn right into Roff Street. Turn next left into Ferrers Road and the property will be seen after a short distance on your left.

Tenure:

The property is believed to be Freehold with Vacant Possession upon Completion of the Purchase. Buyers considering this purchase should ask their solicitor or conveyancer to verify this information.

Services:

All mains services would appear to be available however, no guarantee of service connection is given and buyers must make their own enquiries to the appropriate service providers to verify. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Energy Performance Certificate:

A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/0055-2848-7512-9093-0685>

Council Tax:

Council tax band D. Payable to Shropshire Council.

Viewing:

By prior arrangement with the selling agent's Oswestry office on - 01691 679595. All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Money Laundering Regulations:

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Consumer Protection Regulations:

We would like to advise any prospective visitor to this property to contact the agents prior to attending.

Interested parties are advised that this property requires structural repair and complete modernisation. It is likely that only cash offers can be considered.

Disposal of this property is being made on behalf of executors/beneficiaries acting on behalf of the estate.

Website:

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

MMP Survey Department:

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595

Agents Ref:

Oswestry Office. 16 Leg Street. SY11 2NN: Ref: MM/013294 Date: 10/18

Dolwen, Ferrers Road, Oswestry, SY11 2EY

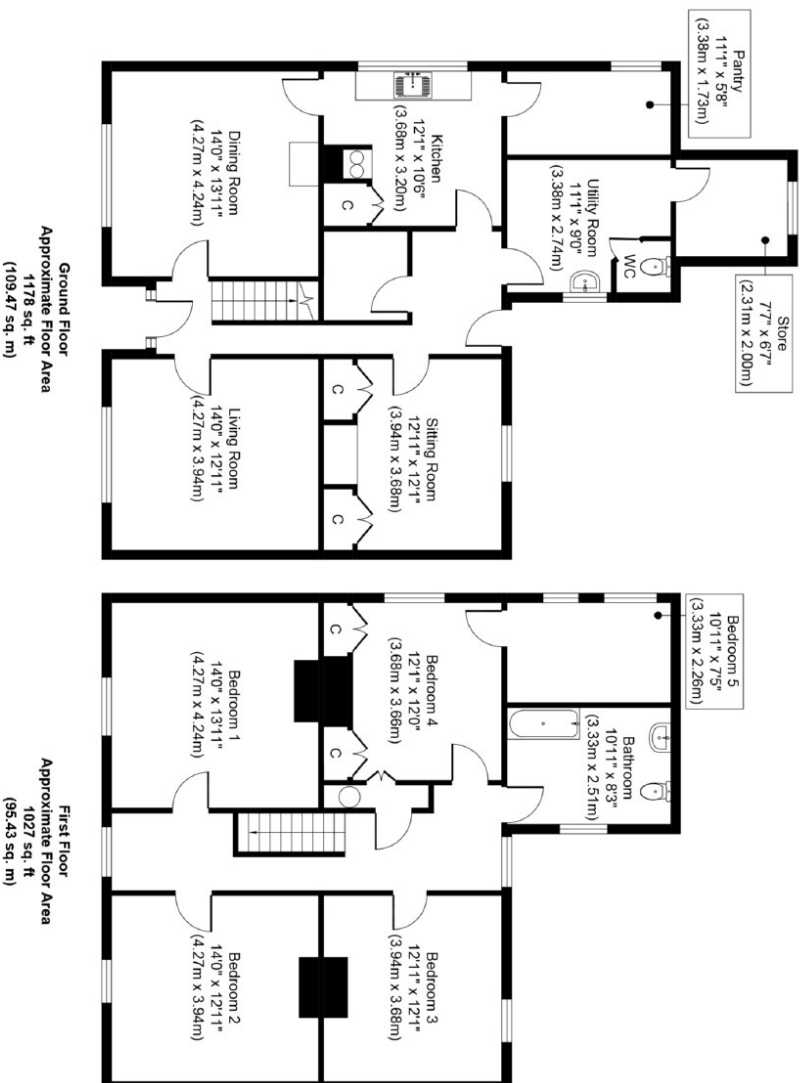


Illustration for identification purposes only, measurements are approximate, not to scale.