

Town & Country

Estate & Letting Agents

41 Cornovii Gardens, Oswestry,

£112,500



WITH NO CHAIN!! Town and Country Oswestry are pleased to offer to the market this immaculate semi-detached two double bedroom modern and well maintained property. Warmed by gas central heating and double glazing throughout. The property is with a 75% SHARED OWNERSHIP. Within walking distance of the town centre . There is off-road parking for up to three cars. Excellent road and rail links to major towns and cities are close to hand, making this an ideal property for those commuting.

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TEL: 01691 679631

41 Cornovii Gardens, Oswestry, SY11 1JG

Directions

From Our Oswestry office proceed out of town on the Gobowen Road. Turn right onto Whittington Road and turn right on to Unicorn Road and then right again in to Cornovii Gardens where the property will be found.

Accommodation Comprises

Hallway

With a part glazed composite door to the front, a radiator and stairs leading to the first floor. Doors lead off to the kitchen and lounge.

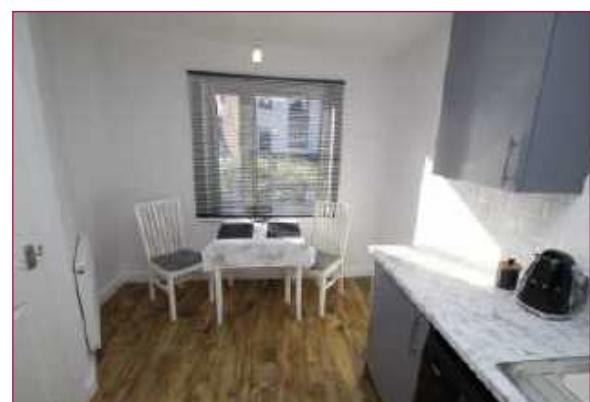


Kitchen/Dining Room 2.80m x 5.01m (9'2" x 16'5")

Having a good range of modern base and wall fitted kitchen units with work surfaces over, plumbing for a washing machine single stainless steel drainer sink, electric oven, gas hob, chimney extractor fan over, space for a fridge, built-in cupboard, a radiator, window to the front and vinyl flooring.



Dining Area



Cloakroom

With a WC, wash hand basin, radiator, extractor fan and vinyl flooring.

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Lounge 4.53m x 3.13m (14'10" x 10'3")

Having a glazed door and side panel to the rear, two radiators, telephone point and a window to the rear.



Landing

With a built-in storage cupboard and loft hatch. Doors lead to the bedrooms and bathroom.



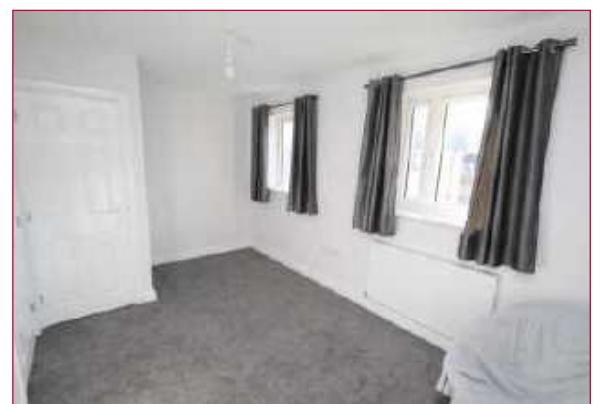
Bedroom One 4.52m x 3.08m (14'10" x 10'1")

A lovely double room. Having two windows to the rear overlooking the garden, TV point and a radiator.



Bedroom Two 4.52m x 2.66m (14'10" x 8'9")

Another double room having two windows to the front, TV point, radiator and a built in cupboard with shelves and a radiator.



Bathroom

Comprising a three piece white suite with mains shower over the bath, part tiled walls, a window to the side, radiator, shaver light and vinyl flooring.



To the Front of the Property

Having a block paved driveway to the side providing parking for 2 - 3 cars. Paved pathway to the front door, canopy porch, planted flower beds and outside lighting.

Rear Garden

The good sized rear garden has a paved patio, garden shed, a good sized lawned garden and beyond, all enclosed by fence panelling.



Additional Photograph



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before

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contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

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 must 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.

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