

# Town & Country

Estate & Letting Agents

11 Ferrers Road, Oswestry, SY11 2EY

Offers in the region of £495,000



VIEW THE VIRTUAL TOUR ON LINE!! NO ONWARD CHAIN!! Town and Country Oswestry are delighted to present to the market this stunning four bedroom period detached home which has undergone a truly magnificent renovation to provide a luxurious, spacious property which oozes charm and character to cater for all family needs. Located close to the town centre, the property has all amenities close by whilst offering extensive parking and double garage.

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## 11 Ferrers Road, Oswestry, SY11 2EY

### Directions

From our Oswestry office take the Salop Road out of town. Turn right into Roft Street and then left into Ferrers Road where the property will be seen on the left hand side, identified by our For Sale board.

### Overview

The property has been renovated and extended to create a truly remarkable period property finished to a very high standard with an attention to detail that needs to be seen. The property flows beautifully and provides light, spacious accommodation offering all modern conveniences yet still retaining its original charm and character. The true show stopper of the property is the kitchen/ family room which has been created with modern open plan living in mind offering a stunning light airy space for entertaining and for accommodating family and friends. The property also offers all the benefits of Town Centre living whilst providing parking for several vehicles and large double garage. Very rarely does a property of this calibre come to the market and as the selling agents we would recommend early viewing as we believe it is going to generate a lot of interest.

### Accommodation Comprises

#### Porch

With a decorative quarry tiled floor and lovely original brick arch leading to the front door.

#### Hall

With the original decorative quarry tiled floor leading to the kitchen, a part glazed pine door to the front with glazed side panels, dado rail, picture rail, under stairs cupboard, spot lights, stairs leading to the first floor with a spindle banister and original pine doors leading to the lounge and dining room.

#### Lounge 4.22m x 4.25m (13'10" x 13'11")

A lovely light room having a sash style window to the front, a radiator, dado rail, high ceiling, picture rail, stunning open fireplace with a marble hearth and cast iron fireplace inset with a wood surround and a part glazed door through to the kitchen.



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### Additional Photograph



### Dining room 3.90m x 4.24m (12'10" x 13'11")

Another good sized reception room having a sash style window to the front, a radiator, cast iron fireplace with decorative tiled inset, high ceiling, slate hearth and wooden surround, dado rail and picture rail.



### Additional Photograph



### Kitchen/Family Room 6.2m x 9.69m (20'4" x 31'9")

The property offers a most impressive kitchen and family room offering lots of space for entertaining. Designed to a very high standard and with families in mind this room is most definitely the heart of the home. Having lots of natural light coming through the French doors and side panels, which lead out on to the garden, two sash windows to the side and another window on the opposite side. With oak flooring, underfloor heating, dado rail and wall lights, With stunning high quality modern navy blue shaker style base and wall fitted kitchen units giving lots of storage with wooden work surfaces over, breakfast bar island, double Rangemaster Range, double Belfast sink with mixer tap and granite worktops over, space for an American



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style fridge, integrated dishwasher, spot lights and under unit lighting.

### Additional Photograph



### Additional Photograph



### Additional Photograph



### Utility 3.94m x 3.3m L-shaped (12'11" x 10'10" L-shaped)

Having oak flooring, base units with oak block worktops, single stainless steel drainer sink unit with a mixer tap, a pine door to the shower room and a boiler cupboard housing a Gloworm Boiler. A door to the rear leads out to the driveway and garage.

### Shower Room

Having a wet room area with tiled walls and floor, shower area with two shower heads, extractor fan, tiled flooring, WC, wash hand basin, shaver light, a radiator and spot lights.

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### Landing

With a window to the front letting in lots of natural light, dado rail, picture rail, radiator and loft hatch. Original stripped pine doors lead off to all first floor rooms.



### Bedroom One 6.22m x 3.96m (20'5" x 13'0")

A beautiful spacious bedroom letting in lots of light from the sash style window to the rear and to the side. There is a dressing area with full height fitted wardrobes either side which lead into the bedroom, a radiator and TV point. A door takes you into the luxurious en-suite.



### Additional Photograph



### Luxury En-suite 3.8m x 2.17m (12'6" x 7'1")

This lovely en-suite has a double walk-in shower with a glass screen, tiled walls, a rainfall shower and a hand held shower. The bathroom has a large bath with a central mixer tap and shower head, WC, double Heritage sinks with mixer taps over, shaver point, mirror, wall lights, heated towel rail, panelled walls and tiled flooring.



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### Bedroom Two 4.25m x 3.87m (13'11" x 12'8")

Having a sash window to the front, built-in wardrobes, a radiator, TV point and a secret door leading to the en-suite.



### Additional Photograph



### En-suite

Having a double shower with a glass screen, tiled walls, rain shower and hand held shower, wash hand basin, tiled splash back, shaver point, wall lights, heated towel rail, WC and laminate flooring.

### Bedroom Four 3.63m x 3.9m (11'11" x 12'10")

With a sash window to the rear, radiator and TV point.



### Additional Photograph



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### Bedroom Three 4.25m x 3.92m (13'11" x 12'10")

With a sash window to front, radiator and TV point.



### Luxury Family Bathroom 3.78m x 4.28m L-shaped (12'5" x 14'1" L-shaped)

A spacious luxury family bathroom ideal to unwind and relax with a large walk-in shower and glass screen, beautiful tiled walls, rain shower head and hand held shower. Bath with central mixer tap and shower head, Heritage large ceramic sink with mixer tap, low level WC, mirror, shaver point, part-panelled walls, two heated towel rails and wall lights.



### Additional Photograph



### Double Garage 5.61m x 5.63m (18'5" x 18'6")

Having an up and over door, eaves storage, power and lighting.



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### Front Garden

To the front of the property the garden is gravelled with a decorative quarry tile path leading up to the front door with slate flowerbeds and hedged borders.



### Driveway

Having a gravelled driveway leading up to the garage which provides off-road parking for several cars.

### Rear Garden

To the side of the property there is a gravelled driveway leading to the double garage providing parking for several vehicles. The rear garden is fully enclosed and has an Indian stone style patio with good sized lawn beyond. There is also a pergola all enclosed by brick walling and fencing with a side gate to the driveway.



### Additional Photograph



### Additional Photograph





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### 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 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -

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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 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.

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