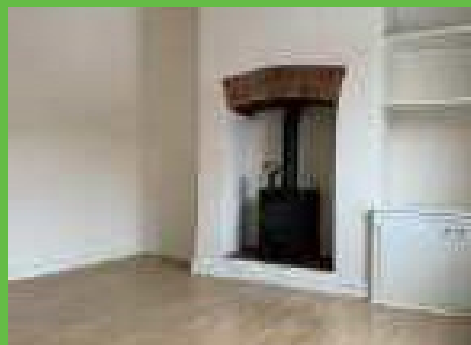


Town & Country

Estate & Letting Agents

11 West Street, Oswestry, SY11 2BS

£145,000



WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer to the market this Charming Two Bedroom Mid-Terrace property located in a well regarded part of Oswestry. This would make an ideal first time buy or investment property. Close to Oswestry town centre. Benefiting from gas central heating and uPVC double glazing. Good sized lawned garden at the rear of the property which is enclosed by fencing. Viewing highly recommended.

4 Willow Street, Oswestry, Shropshire, SY11 1AA
sales@townandcountryoswestry.com • www.townandcountryoswestry.com
TEL: 01691 679631

11 West Street, Oswestry, SY11 2BS

Directions

From our office in Oswestry proceed up Willow Street, turning left onto Welsh Walls. Follow the road round turning left towards the traffic lights. Go straight over the traffic lights and continue down Lower Brook Street and Victoria Road turning right onto Victoria Street then right again onto West Street. The property will be identified by our For Sale board on the left hand side.

Accommodation Comprises

Lounge 3.48m x 4.07m (11'5" x 13'4")

Having a door to the front, a window to the front, radiator, alcove shelving and built in cupboard, a Montrose log burner style gas stove with a brick beam over and a quarry tiled hearth, laminated flooring and a coved ceiling. A door leads through to the dining room.



Additional Photograph



Dining Room 4.10m x 3.17m (13'5" x 10'5")

Having a brick inglenook with original alcove cupboard, a radiator, window to the rear, laminated flooring and stairs leading to the first floor. A door leads through to the kitchen.



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Additional Photograph

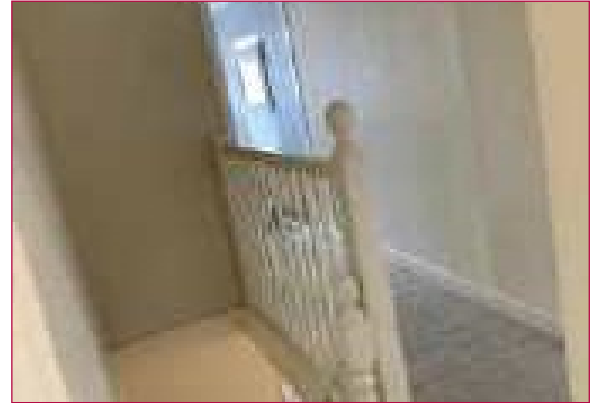


Kitchen 3.22m x 1.95m (10'7" x 6'5")

With base and wall fitted kitchen units, gas hob, electric cooker, a single stainless steel drainer sink with a mixer tap over, a window to the side, space for a fridge, plumbing for a washing machine, fully tiled walls, vinyl flooring and a part glazed door to the side leading to the garden.

Landing

Having an airing cupboard with a Baxi gas fired boiler, access to the loft, spindled banister and doors to the bedrooms and bathroom.



Bedroom One 3.49m x 4.10m (11'5" x 13'5")

Having a window to the front, radiator and coved ceiling.



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Bedroom Two 3.17m x 2.28m (10'5" x 7'6")

With a window to the rear and a radiator.



Bathroom 1.92m x 3.21m (6'4" x 10'6")

Having a panelled bath with a Triton electric shower over, low level WC, wash hand basin, a radiator, tiled flooring, part tiled walls and a window to the rear,



To the Front of the Property

The front of the property has a low brick wall surrounding the gravelled area and pathway to the front door.



Rear Garden

To the rear is a yard with a lean-to shed leading to a gravelled path. There is a good sized lawn beyond enclosed by fence panelling. There is shared access.



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, 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 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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