

# Town & Country

Estate & Letting Agents



**141 Cabin Lane, Oswestry, SY11 2PF**

**Asking Price £155,000**

We are pleased to bring to the market this two bedroom semi-detached house in a popular residential area of Oswestry. With a generous lounge, an enclosed rear garden and two designated parking spaces, it is ideal for first time buyers, young families, investors or those looking to downsize. Requiring some improvement, 141 Cabin Lane is a blank canvas for the buyer to add their own style. Close to all amenities including good schools, church and community centre and shops this home is well placed for modern day needs.



### Directions

From our office proceed up Willow Street and turn right onto Castle Street. Proceed along over the hill and turn left at the junction onto Beatrice Street. Follow the road to the left through the traffic lights then onto Gobowen Road. Turn right onto Whittington Road and continue along until you reach the furrows garage and turn right onto Harlech Road. At the roundabout continue straight ahead onto Cabin Lane. Proceed along where the property will be identified by our For Sale board.

### Accommodation Comprises

#### Hallway



With a part glazed door to the front, laminate flooring, an opening into the kitchen and a door to the lounge. Stairs lead to the first floor.

#### Lounge 13'3" x 9'10" (4.05 x 3.01m)

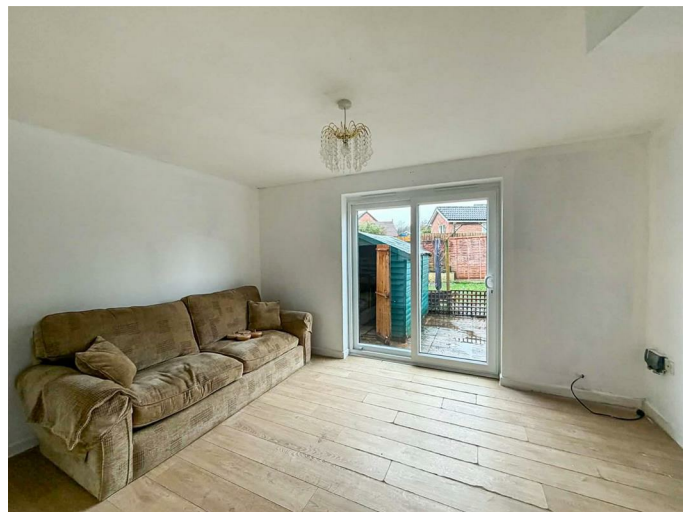


A spacious lounge with patio doors to rear opening into the garden, under stairs storage cupboard, a radiator, laminate flooring and an archway 'window' to the kitchen.

### Additional Photo



### Additional Photo



#### Kitchen 7'2" x 6'9" (2.20 x 2.06m)



With a window to the front, the kitchen is fitted with a range of base and wall units with work top over, vinyl flooring, window to the front, space for an electric cooker and space for appliances, part tiled walls, stainless steel sink drainer unit, extractor fan and a radiator.



### **Landing**

With a window to the side and doors leading to the bedrooms and bathroom. Access to the roof space via a loft hatch.

### **Bedroom One 11'2" x 8'6" (3.42 x 2.60m)**



With two window to the front, built in mirrored wardrobe, airing cupboard off with gas fired boiler and a radiator.

### **Additional Photo**



### **Bedroom Two 6'10" x 8'2" (2.10 x 2.50m)**



With a window to the rear overlooking the garden and a radiator.

### **Bathroom 5'1" x 5'9" (1.57 x 1.77m)**



With a window to the rear the bathroom has a W/C, wash hand basin and panelled bath with shower over. Vinyl flooring, part tiled walls and a radiator.

### **Front Garden**



To the front of the property is a small lawned garden



area and border, with a path to the front door and around to the side providing access to the rear garden. There are also two designated parking spaces to the front of the property.

### Rear Garden



There is a paved patio with lawned area beyond, small raised pond and raised beds. The garden is enclosed by fence panelling. There are also two small garden sheds.

### Additional Photo



### Additional Photo



### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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) - VERY COMPETITIVE FEES FOR SELLING.

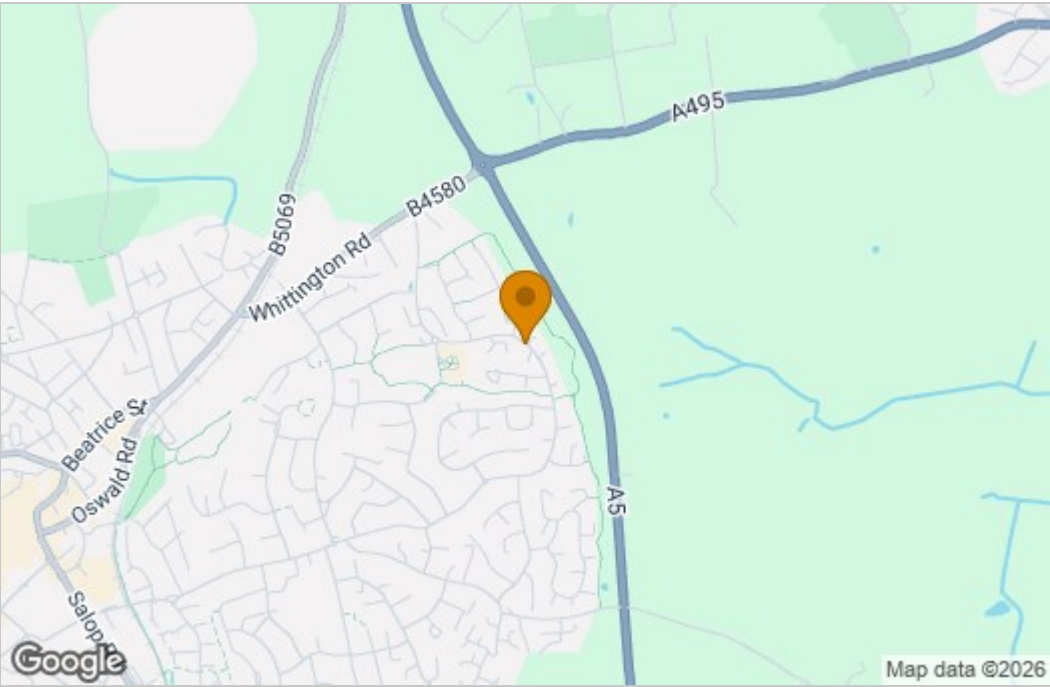
### **Additional Information**

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.

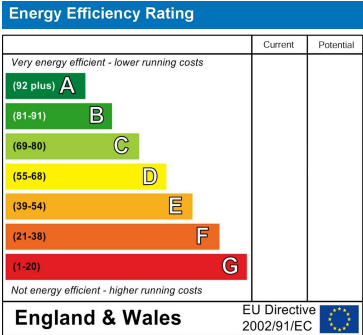
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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