Town & Country

Estate & Letting Agents









6 Eden Street, Oswestry, SY11 1QY

Offers In The Region Of £165,000

Within the town centre of Oswestry, this delightful end terrace house on Eden Street presents an excellent opportunity for those seeking a modern living space. This property boasts contemporary design and the latest amenities, ensuring a comfortable lifestyle for its residents.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. With three well-proportioned bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office.

Situated in a desirable location, this property is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its blend of modern living and community spirit, this end terrace house on Eden Street is a fantastic opportunity not to be missed.

Directions

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the round around and turn left onto Beatrice Street. Keep in the right hand lane and turn right at the junction onto Oswald Road. Continue along and turn right onto King Street. Turn right onto Eden Street where the property will be seen on the right hand side.

Accommodation Comprises

Hallway



Being a good sized hallway with part glazed uPVC door to the front, window to the front, radiator, telephone point and stairs leading to the first floor. Doors lead to all ground floor rooms.

Lounge 11'6" x 10'7" (3.51m x 3.25m)



With tiled open fireplace with a tiled surround, radiator, built in original cupboard in the alcove, window to the front and fitted carpet.

Additional Photo



Dining Area 12'0" x 8'11" (3.66m x 2.74m)



A spacious and inviting reception room featuring a radiator, rear access door and a charming log burner. The room benefits from a tiled floor,

attractive alcove shelving and built-in storage units, with an open-plan layout leading through to the kitchen.

Kitchen 12'11" x 8'11" (3.95m x 2.73m)



A well-appointed kitchen featuring tiled flooring, two side-facing windows allowing plenty of natural light, and a range of wall and base units with work surfaces over. The kitchen benefits from part-tiled walls, a gas hob with chimney-style extractor fan, eye-level stainless steel electric oven, stainless steel one-and-a-half bowl sink with mixer tap, microwave and integrated slimline dishwasher.

Additional Photo



Office



Landing



With a radiator. Loft access provided with light and Velux in place in the loft which would be ideal for conversion subject to planning consents and regulations. Doors lead to the bedrooms and bathroom.

Additional Photo



Bedroom One 11'6" x 11'10" (3.51 x 3.61)



A charming room featuring a front-facing window, an original cast iron fireplace with attractive surround, radiator and useful alcove shelving, adding character and practicality to the space.

Bedroom Two 10'9" x 9'1" (3.28 x 2.77)

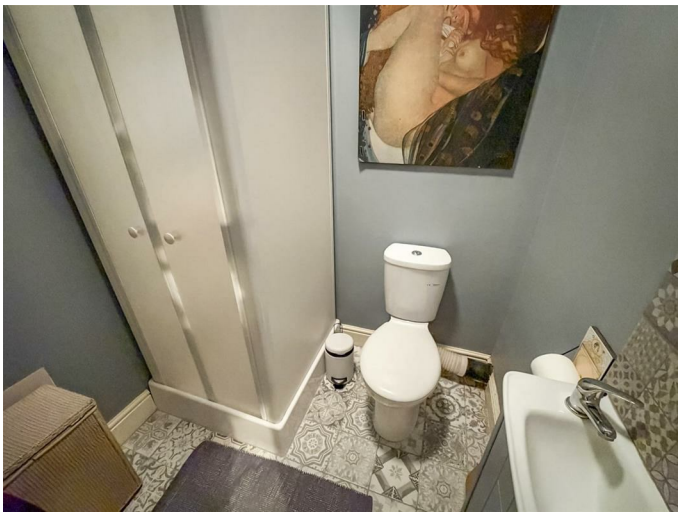


A well-proportioned room featuring a rear-facing window, radiator, attractive original cast iron fireplace and useful built-in storage cupboard. An archway leads through to the ensuite.

Feature Fireplace



Ensuite



A well-appointed ensuite comprising a WC, wash hand basin set within a vanity unit with mixer tap,

and a shower cubicle fitted with a Triton electric shower. Further features include a decorative tiled floor and splashback, shaver point, extractor fan and heated towel rail.

Bedroom Three 8'0" x 7'2" (2.44 x 2.18)



With a window to the front and a radiator.

Bathroom 9'4" x 8'11" (2.87m x 2.74m)



A generous family bathroom fitted with a panelled bath with mains-fed shower over and glass shower screen, WC and wash hand basin set within a vanity unit. The room also houses a Worcester combination boiler and benefits from part-tiled walls, vinyl flooring, radiator and a side-facing window providing natural light.

Front Garden

The front garden features a paved patio area, ideal for outdoor seating and entertaining, leading onto a lawned garden. The garden is enclosed by fencing and complemented by established shrub borders, providing a pleasant degree of privacy.

To the Rear

The property also benefits from an outside WC, a useful enclosed yard area and gated access.

Services

The agents have not tested the appliances listed in the particulars.

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.

To Book a Viewing

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

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

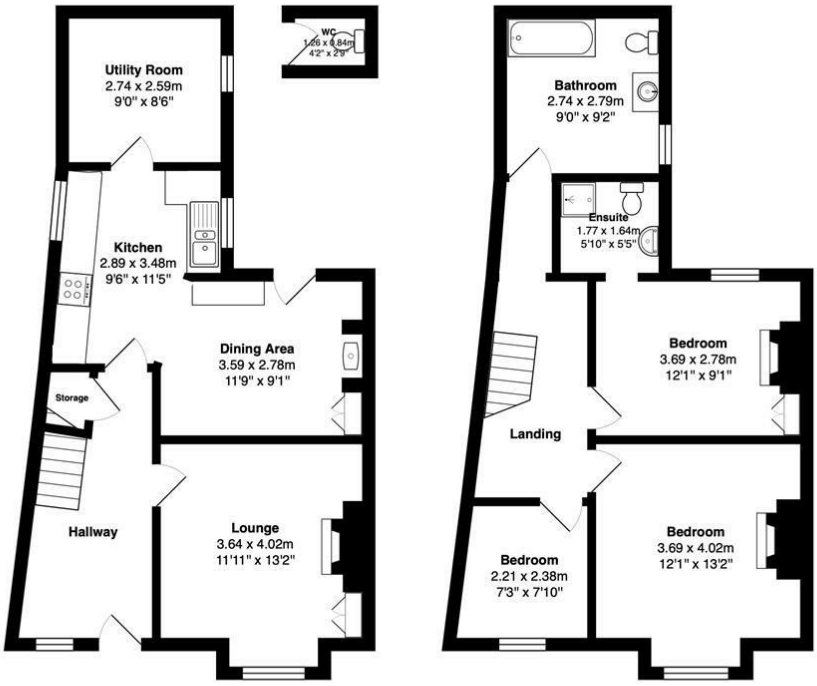
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for

this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

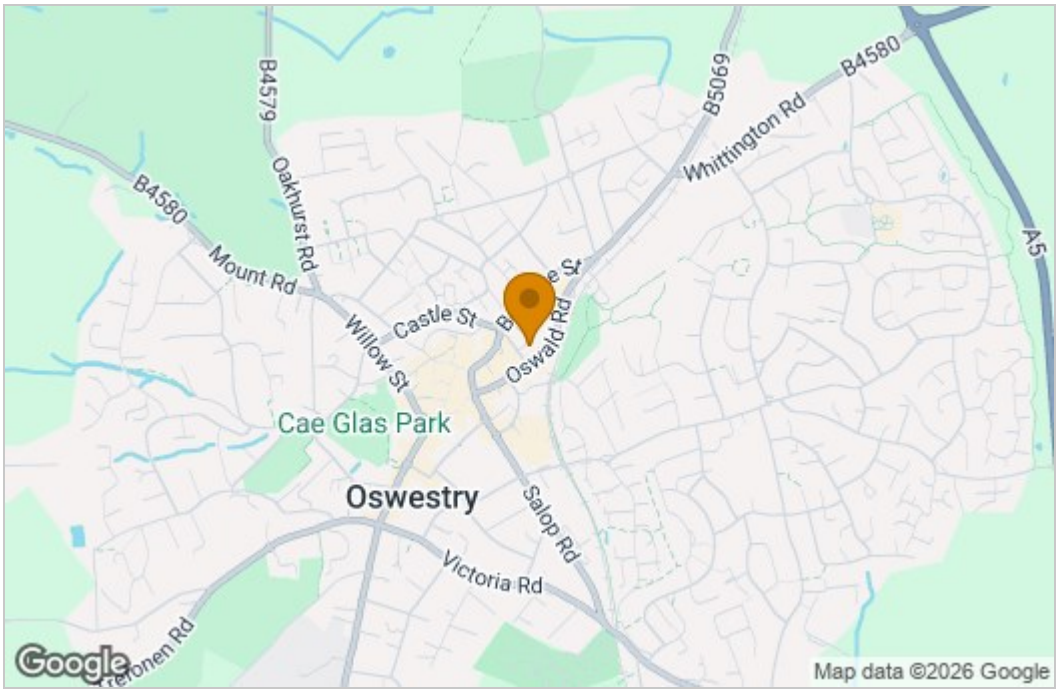
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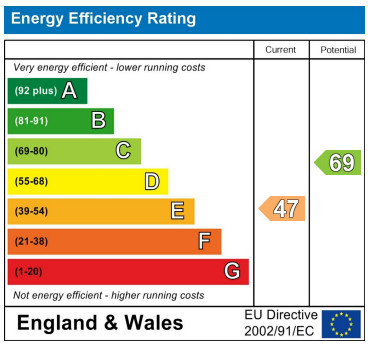
Total Area: 103.0 m² ... 1109 ft² (excluding wc)

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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