

Town & Country

Estate & Letting Agents



12 Poplar Close, Oswestry, SY11 3QJ

Offers In The Region Of £235,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this detached family home set in a private cul de sac position on the outskirts of the popular village of St Martins. The property offers three bedrooms, three reception rooms, cloakroom, kitchen and family bathroom. To the outside there is a double width driveway, garage and good sized rear garden that is not overlooked. St Martins offers all every day conveniences including a supermarket, petrol station and good road links to larger towns and cities.

Directions

From our office follow the one-way system out of town and join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the fourth exit towards St. Martins. Continue into the village and at the roundabout take the third exit right. Take the first turning left into Cherry Tree Drive and follow the road around and turn second right into laburnum Close. Turn left onto Poplar Close where the property will be found in the cul de sac on the left hand side.

Accommodation Comprises

Hallway



Having a Upvc door to the front, wood effect flooring, radiator, stairs leading to the first floor and doors leading to the cloakroom and the lounge.

Cloakroom



The cloakroom has a window to the front, low level w.c., wash hand basin, radiator and tiled splash back.

Lounge 13'1" x 12'9" (4.00m x 3.90m)



The good sized bright lounge has a window to the front, feature electric fire, two radiators and an archway leading to the dining room.

Additional Photo



Dining Room 10'9" x 8'2" (3.30m x 2.50m)



The dining room has a radiator, door leading through to the kitchen and double doors opening onto the conservatory.

Kitchen 10'9" x 8'2" (3.30m x 2.50m)



The well appointed kitchen is fitted with a range of base and wall units with work surfaces over, a window to the rear overlooking the garden, a part glazed door to the side, built in under stairs storage cupboard, tiled flooring, part tiled walls, built in electric oven, gas hob and extractor fan over, plumbing for a washing machine, space for a fridge/freezer and a single bowl sink.

Conservatory 10'9" x 9'2" (3.30m x 2.80m)



The conservatory has a upvc frame on a brick dwarf wall with wood flooring and doors leading out onto the rear garden.

First Floor Landing

Having a window to the side, airing cupboard, loft hatch and doors leading to the bedrooms and the bathroom.

Family Bathroom



The family bathroom is fitted with a paneled bath, low level w.c., wash hand basin, part tiled walls, wood flooring, radiator and a window to the rear.

Bedroom One 11'5" x 9'6" (3.50m x 2.90m)



The first double bedroom has a window to the rear overlooking the garden and the views beyond, radiator and fitted double wardrobe providing good storage.

Bedroom Two 10'2" x 9'6" (3.10m x 2.90m)



The second double bedroom has a window to the front, built in wardrobe and a radiator.

Bedroom Three 6'10" x 6'6" (2.10m x 2.00m)



The third bedroom has a window to the front and a radiator.

Garage and Driveway 16'4" x 8'10" (5.00m x 2.70m)

To the front of the property there is a double width driveway providing parking leading to the single garage. The garage has an electric roller style door, door to the rear, useful eaves storage, power and lighting.

Front Gardens

The garden is lawned with gated access to the rear garden.

Rear Gardens



The good sized rear garden has a covered area at the side ideal for dining and entertaining. The gardens are lawned with shrubbed borders and fence paneling.

Covered Area



Additional Photo



Views To The Rear



The property enjoys an open aspect to the rear with far reaching views.

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.

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.

To Book a Viewing

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

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 C.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

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.

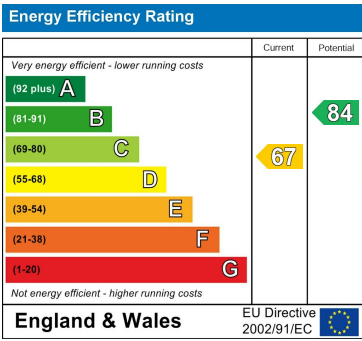
Floor Plan



Area Map



Energy Efficiency Graph



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