

# Town & Country

Estate & Letting Agents



**14 Maplehurst Drive, Oswestry, SY11 1JQ**

**Offers In The Region Of £234,950**

Town & Country Oswestry are pleased to present this delightful, recently renovated, immaculate semi detached bungalow in Maplehurst Drive which offers a perfect blend of comfort and convenience. With a well-thought-out layout this property is ideal for those seeking a manageable yet inviting living space. The bungalow features a welcoming reception room, providing a warm atmosphere for relaxation or entertaining guests. The two bedrooms are generously sized, offering ample space for rest along with the modern kitchen and shower room that have been finished to a high standard. With its convenient location, residents will find themselves within easy reach of local amenities, schools, and transport links, ensuring that everything you need is just a short distance away. This bungalow presents a wonderful opportunity for those looking to settle in a lovely part of Oswestry. Don't miss the chance to make this charming property your new home.

### Directions

From our Oswestry office follow the road up Willow Street and turn right onto Castle Street. Follow Castle Street along onto the one way system. Continue onto Gobowen Road and turn right onto Whittington Road. Follow the road along taking the right turning into Maplehurst Drive just before the Ford garage. The property will be found on the right hand side at the end of the road.

### Accommodation Comprises

#### Entrance Hall

The property is accessed through a glazed door to the side into the hall with wood effect flooring and radiator. Doors lead to the kitchen and the lounge.

#### Kitchen 9'1" x 6'6" (2.77m x 2.00m)



The well appointed, modern, recently refitted kitchen comprises a range of wall mounted and base units in a grey gloss finish with beautiful worktops over, matching larder style units, part tiled walls, wood effect flooring, stainless steel sink and drainer with mixer tap over, integrated oven, a four ring induction hob and chimney extractor hood over. There is an integrated washing machine, fridge freezer and window to the side.

#### Additional Photograph



#### Living/Dining Room 15'3" x 10'5" (4.65m x 3.20m )



This bright room has wood effect flooring throughout, two radiators and patio doors leading out to the rear garden. A door leads through to the inner hall.

#### Additional Photograph



#### Bedroom One 12'2" x 8'9" (3.73m x 2.67m)



This good sized double bedroom benefits from a

built in wardrobe, airing cupboard which houses the Worcester gas fired boiler, radiator and window to the front.

### Additional Photograph



### Bedroom Two 8'7" x 8'0" (2.64m x 2.46m )



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

### Shower Room



The modern, restyled shower room comprises a walk in double shower wet room with mains powered shower and glass screen, WC and wash hand basin on a vanity unit with a mixer tap over, beautiful tiled flooring, modern aqua panelling, radiator and a window to the side.

### To The Front

The front of the property has a gravelled garden and gated, pattern imprinted driveway directly alongside the property providing ample off road parking leading to the garage and the side entrance door.

### To The Rear



The fully enclosed rear garden is mainly laid to lawn with a patio area perfect for entertaining and provides gated access to the side of the property.

### Garage

The single garage has an electric up and over door with light and power laid on.

### 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.

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### **Town and Country Services**

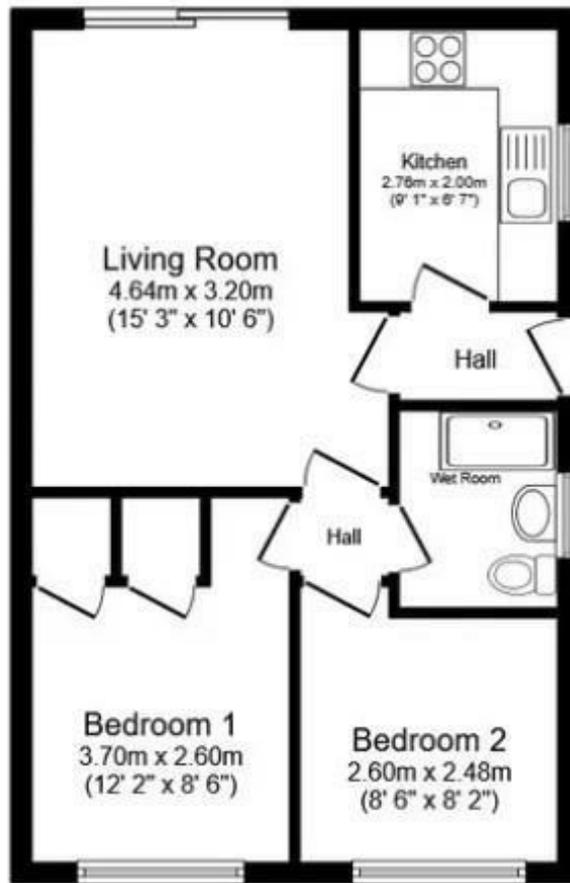
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

### **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.

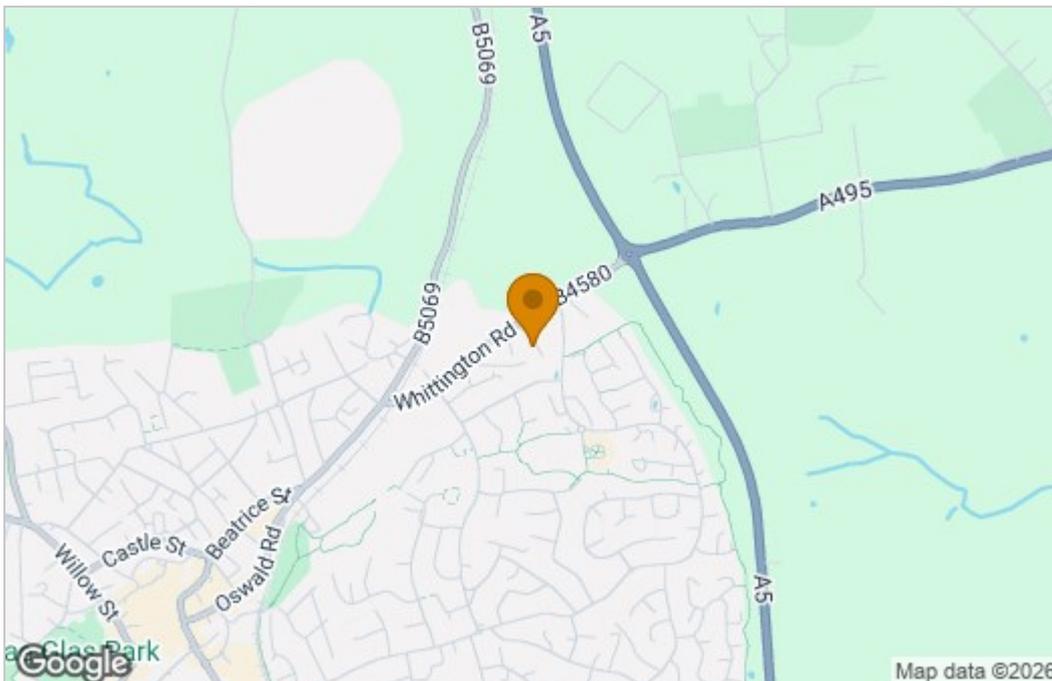
## Floor Plan



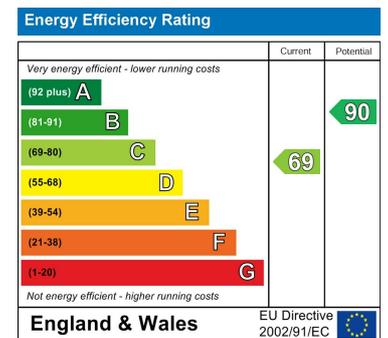
### Ground Floor

Floor area 44.7 sq.m. (481 sq.ft.)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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