

# Town & Country

Estate & Letting Agents



**46 High Fawr Avenue, Oswestry, SY11 1TB**

**Offers In The Region Of £350,000**

WITH NO ONWARD CHAIN!! A well-appointed three-bedroom family home located in a sought-after residential area of Oswestry. This spacious and versatile property features an open plan lounge/ dining room, a modern kitchen, two bedrooms, family bathroom and a master bedroom with ensuite. Externally, the property benefits from a garage, a driveway providing off-road parking for multiple vehicles, and a private rear garden, ideal for families or entertaining. Situated in a highly desirable part of Oswestry, this home offers convenient access to a wide range of local amenities, including well-regarded schools, independent shops, cafés, and leisure facilities. Excellent transport links to Shrewsbury, Wrexham, and surrounding areas make it an ideal choice for commuters. A fantastic opportunity to acquire a family home in one of Oswestry's most popular locations. Early viewing is highly recommended.

## Directions

From our Willow Street office proceed up Willow Street and turn left onto Welsh Walls. Proceed along and turn right onto Bryn Hafod Road. Proceed along taking the second turning on the left onto Llanforda Rise then first right into High Fawr Avenue. Take the next turn on the right which is a continuation of High Fawr Avenue, follow the road along past the small play area on the right and the property will be found on the right hand side towards the end of the road.

## Accommodation Comprises:

### Porch

The porch has a quarry tiled floor and lighting with a door leading into the property.

### Hallway

The hallway has a radiator, coved ceiling, a loft hatch and A/C off with tank and shelving. Doors lead off to all rooms.

### Lounge 16'3" x 11'9" (4.97m x 3.59m)



The bright lounge has a bay window to the front overlooking the garden, decorative coving, wall lights, a focal fireplace with electric fire inset on a marble heath, a radiator and an archway leading to the dining room.

## Additional Photo



### Dining Room 8'10" x 8'6" (2.71m x 2.60m)



The dining room has a window to the front overlooking the garden, a radiator, coved ceiling and a serving hatch to the kitchen.

### Kitchen/Breakfast Room 11'10" x 8'9" (3.62m x 2.67m)



The kitchen/breakfast room has a window to the side, fitted with wall and base units in a light maple

with work surfaces over. There is plumbing for a washing machine, a one half bowl sink with a mixer tap, part tiled walls, tiled floor and an electric oven with gas hob and an integrated extractor fan. There is space for a fridge/freezer, room for a small table, part glazed composite door to the side and a radiator.

#### Additional Photo



#### Bedroom One 12'5" x 9'10" (3.80m x 3.00m)



The first double bedroom has a window to the rear overlooking the garden, a radiator, a range of fitted units, wardrobes and bedside cabinets and a door leading to the en-suite.

#### Additional Photo



#### En-suite ( )



The en-suite has a shower cubicle with Triton mains shower, wash hand basin on a vanity with a mixer tap over, w/c and a radiator. There is vinyl flooring, part tiled walls, an extractor fan and a window to the side.

#### Bedroom Two 13'9" x 8'3" (4.20m x 2.54m)



The second double bedroom has a radiator, patio

doors leading onto the rear garden, a range of fitted units, wardrobes and bedside cabinets.

**Bedroom Three 8'4" x 7'5" (2.55m x 2.27m)**



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

**Family Bathroom 6'0" x 7'11" (1.85m x 2.43m)**



The bathroom has a window to the side, radiator, w/c and a wash hand basin with mixer tap. There is a panelled bath with mixer tap over, part tiled walls, vinyl flooring and an extractor fan.

**Garage 8'2" x 16'2" (2.51m x 4.94m)**

The garage has an up and over door, a part glazed door to the rear and a Worcester gas boiler.

**Front Garden**



At the front of the property is a lawned and shrubbed area, along with a gravelled border and a driveway leading down to the garage with parking for several cars. There is also gated access to both sides.

**Rear Garden**



The rear garden is another great feature of this property having a large Indian stone patio running across the rear of the property with a pathway running around the boundary, lawned gardens with shrubbed borders, fence panelling, an outside tap and raised flower beds.

### Additional Photo



### Additional Photo



### 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.

### 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 D.

### 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 5.00pm

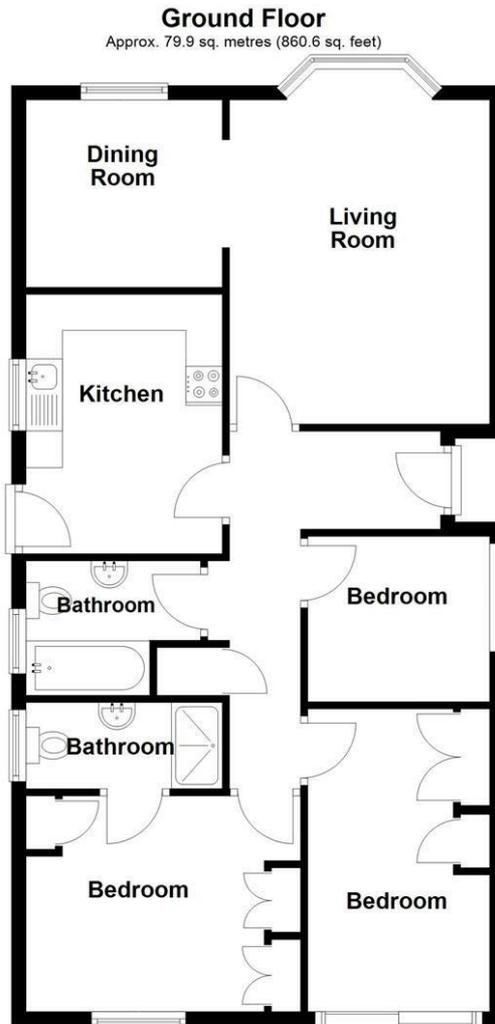
Saturday: 9.00am to 2.00pm

### Additional Information

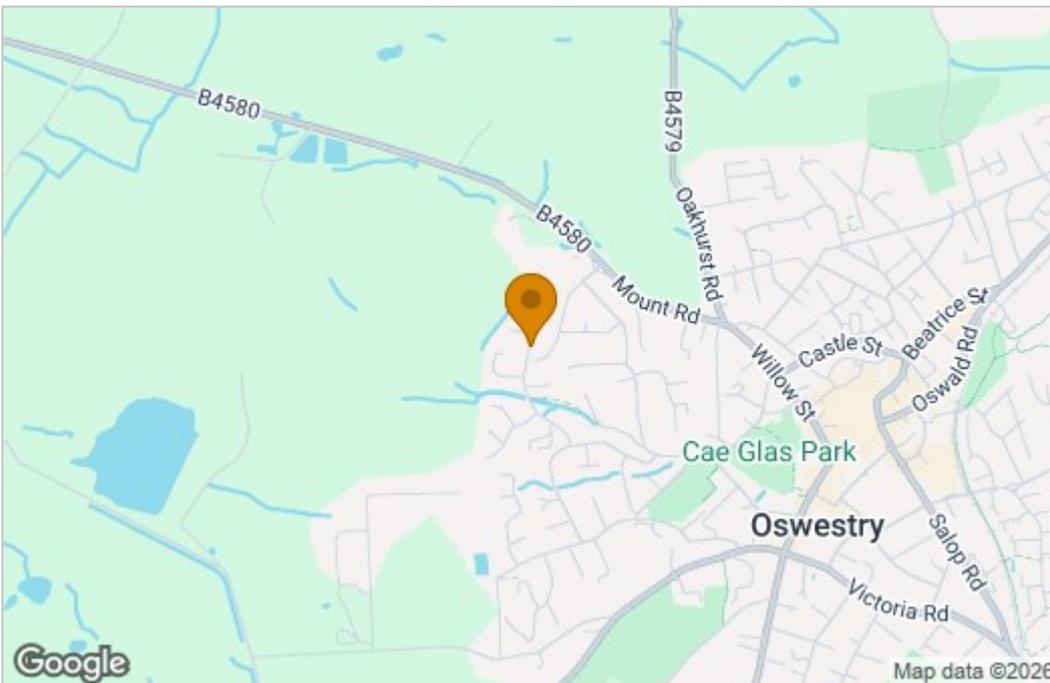
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 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.

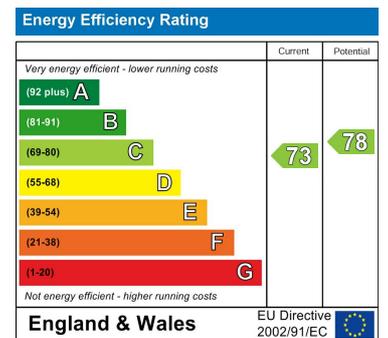
# Floor Plan



# Area Map



# Energy Efficiency Graph



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