

# Town & Country

Estate & Letting Agents



**19 Bridgeman Road, Oswestry, SY11 2JP**

**Offers In The Region Of £215,000**

Located on Bridgeman Road in the charming town of Oswestry, this fully modernised semi-detached home presents an excellent opportunity for families seeking comfort and convenience. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern living. Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and family gatherings. The heart of the home is undoubtedly the contemporary kitchen, which is equipped with modern fixtures and fittings, making it an ideal setting for culinary enthusiasts. The bathroom has also been tastefully updated, ensuring a fresh and inviting atmosphere. The property benefits from a generous driveway, providing parking for up to four vehicles, a rare find in many urban settings. This feature adds to the convenience of the home, allowing for easy access and ample space for family and guests. Situated in a convenient location, this semi-detached house is just a short distance from the town centre, where you can enjoy a variety of shops, cafes, and local amenities. The surrounding area is perfect for families, with schools and parks nearby, making it an ideal place to raise children. In summary, this modernised semi-detached home on Bridgeman Road is a perfect family abode, combining contemporary living with a prime location. With its spacious layout and modern amenities, it is sure to appeal to those looking for a comfortable and stylish home in Oswestry.

## Directions

From our Willow Street office proceed out of town, turning right onto Castle Street. Follow the one way system back into the town centre and onto Salop Road. Turn left onto Middleton Road continue straight over the mini-roundabout and then next left onto Brookhouse Road. Follow the road to the end and bear right onto Bridgeman Road where the property will be observed on the left hand side.

## Accommodation Comprises

### Hallway

Having a part glazed door to the front and side panel, radiator, stairs leading off to the first floor, wood flooring and a door through to the lounge.

### Lounge 15'8" x 11'6" (4.78m x 3.53m)



With a window to the front, wood flooring, radiator and wall lighting. A door leads through to the kitchen.

### Kitchen/ Dining Room 14'11" x 8'1" (4.57m x 2.47m)



The well appointed kitchen is fitted with a modern range of base and wall units in gloss grey with contrasting work surfaces over, a window to the rear, part glazed door to the side, vertical contemporary radiator, wood flooring, one and a half

bowl sink with a mixer tap over, eye level Bosch electric double oven, Smeg ceramic hob, chimney style extractor fan, part tiled walls, integrated dishwasher, breakfast bar, plumbing for a washing machine, wall mounted Glowworm gas fired boiler and an under stair cupboard.

## Additional Photo



### First Floor Landing



Having a window to the side, loft hatch and doors leading to the bedrooms and bathroom. The loft has been partially converted and boarded out.

### **Bedroom One 14'2" x 9'1" (4.32m x 2.78m)**



Having a window to the front and a radiator.

### **Bedroom Two 9'10" x 8'11" (3.01m x 2.74m)**



Having a window to the rear and a radiator.

### **Bedroom Three 6'3" x 5'1" (1.91m x 1.57m)**



Having a window to the front, radiator and built in cupboard.

### **Family Bathroom**



The modern family bathroom is fitted with a P panelled bath with curved glass screen, mains powered shower with two shower heads and a mixer tap, low level w.c., wash hand basin with a mixer tap over, vinyl flooring, part tiled walls and a window to the rear.

### **Front Gardens**

To the front the garden is shrubbed and paved. There are hedge boundaries to all sides.

### **Driveway**

Double gates lead onto the driveway along the side leading to the rear of the property.

### **Rear Gardens**



The rear gardens are lawned. There is a shed, patio and fence panelling to the boundaries.

### **Viewing**

**STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631**

### **Town and Country**

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### **Tenure/ Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. We understand that the property is in council tax band B and payable to Shropshire Council.

### **Money Laundering**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Services**

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

### **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.

### **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.

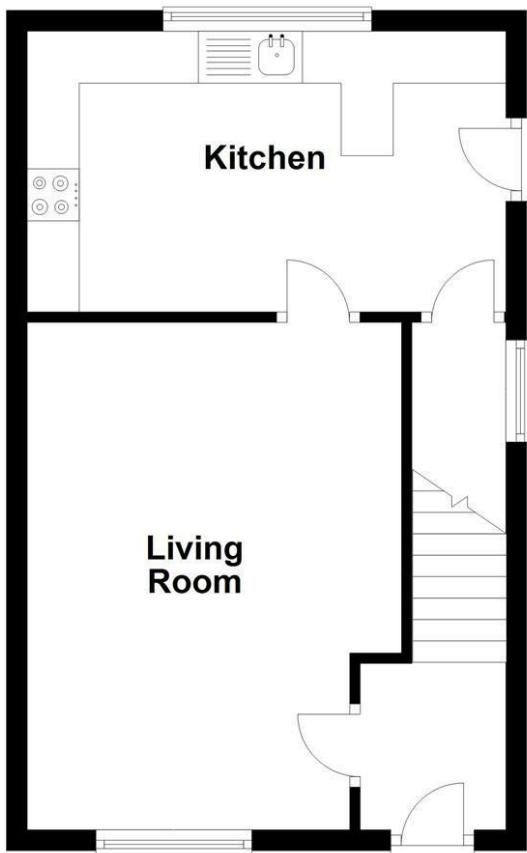
### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

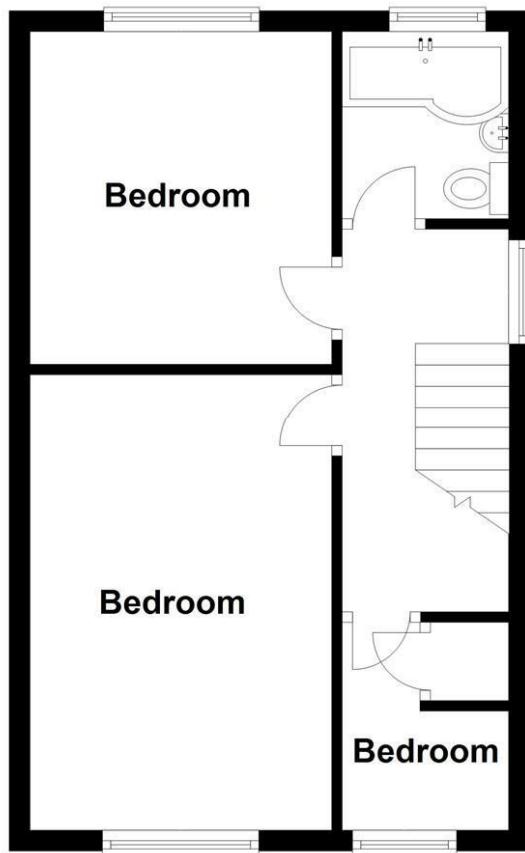
Saturday: 9.00am to 2.00pm

## Floor Plan



### Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)

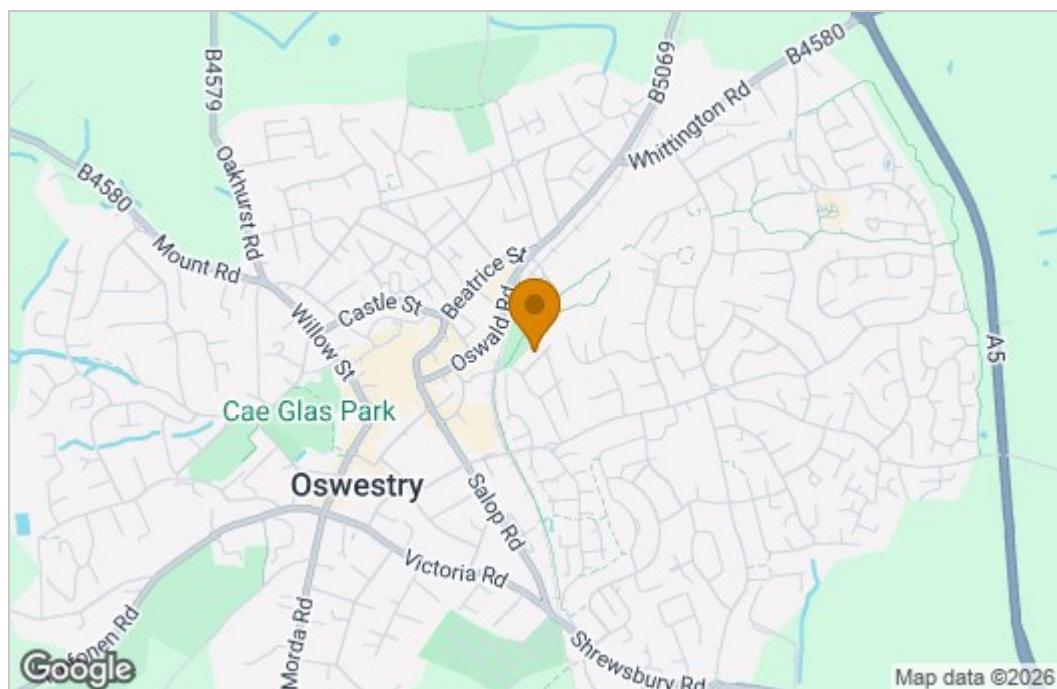


### First Floor

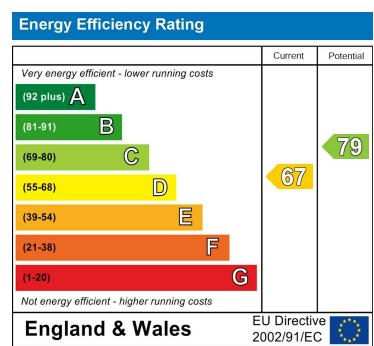
Approx. 35.4 sq. metres (381.3 sq. feet)

Total area: approx. 70.8 sq. metres (762.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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