

# Town & Country

Estate & Letting Agents



**31 Yew Tree Avenue, Whittington, SY11 4BA**

**Offers In The Region Of £295,000**

WITH NO ONWARD CHAIN!! Nestled in the charming village of Whittington, this spacious detached bungalow on Yew Tree Avenue presents a wonderful opportunity for those seeking their dream home. Boasting two generous bedrooms and three inviting reception rooms, this property offers ample space for comfortable living and entertaining. The extensive gardens and grounds surrounding the bungalow provide a delightful outdoor space, perfect for gardening enthusiasts or those who simply wish to enjoy the tranquility of village life. While the property does require some updating, it holds great potential for transformation into a stunning residence tailored to your personal taste. The sought-after location of Whittington adds to the appeal, offering a peaceful community atmosphere while remaining conveniently close to local amenities. This bungalow is ideal for individuals or families looking for single storey living. With its spacious layout and fantastic grounds, this bungalow offers great scope for further development and extension if required. Do not miss the chance to explore the possibilities that this delightful property has to offer.



## Directions



From our Willow Street office proceed out of town and turn right onto Castle Street. At the junction turn left onto Beatrice Street and bear to the left onto Gobowen Road. At the junction turn right, under the railway bridge, onto Whittington Road. Continue along until reaching the roundabout, proceeding straight ahead towards Whittington. At the roundabout take the 2nd exit onto the A495 and turn right onto Yew Tree Avenue where the property will be seen at the far end of the cul de sac.

## Hall

The good sized hallway has a window and door to the front, cloakroom area off with shelving and a door leading through to the lounge.

## Lounge 10'11" x 16'0" (3.35m x 4.88m)



The spacious lounge has a window to the side, French doors leading out to the rear garden, wall lights, an open fireplace with a quarry tiled hearth, electric radiator and an archway leading through to the dining room.

## Dining Room 12'5" x 9'6" (3.80m x 2.91m)



The dining room has a window to the rear overlooking the garden, wall lights, electric radiator and an archway leading to the breakfast room/ snug.

## Breakfast Room/ Snug 8'3" x 9'3" (2.53m x 2.83m)



A very versatile room having a window to the front, wall lights and doors to the inner hallways.

## Inner Hall

The inner hallway has parquet flooring and doors leading to the bathroom and the kitchen.



### Bathroom



The bathroom has a free standing bath with a mixer tap and shower head over, wash hand basin with a mixer tap, low level w.c., a window to the front and a tiled floor.

### Kitchen 11'0" x 7'7" (3.37m x 2.33m)



The kitchen has a window to the front and a part glazed door leading out to the driveway, fitted base and wall units with work surfaces over, one and half bowl sink with a mixer tap over, quarry tiled floor, plumbing for a washing machine, space for a fridge, electric oven, electric hob, integrated extractor fan, wall lights and a pantry off.

### Bedroom One 12'5" x 12'6" (3.81m x 3.83m)



The first double bedroom has a window to the rear overlooking the garden, wall lights, built in double wardrobe, loft hatch and a door leading to the garden.

### Bedroom Two 12'6" x 9'4" (3.82m x 2.87m)



The second bedroom has a window to the side and wall lights.

### To The Outside

The property is located in a quiet cul de sac and is accessed over a graveled driveway leading to the front door.



## Garage



The driveway provides parking for several vehicles and leads to the single garage with an up and over door, power and lighting.

## Front Garden

The gardens extend around the side and open onto the rear.

## Rear Garden



The impressive rear garden is a fantastic size and has a patio area along the rear of the bungalow with an extensive lawned area beyond with mature planting.

## Additional Photo



## Additional Photo



## Additional Photo



## Tenure/Council Tax

We understand the property is freehold/leasehold, 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## To Book a Viewing

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

## 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.



### **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.

### **Town and Country Services**

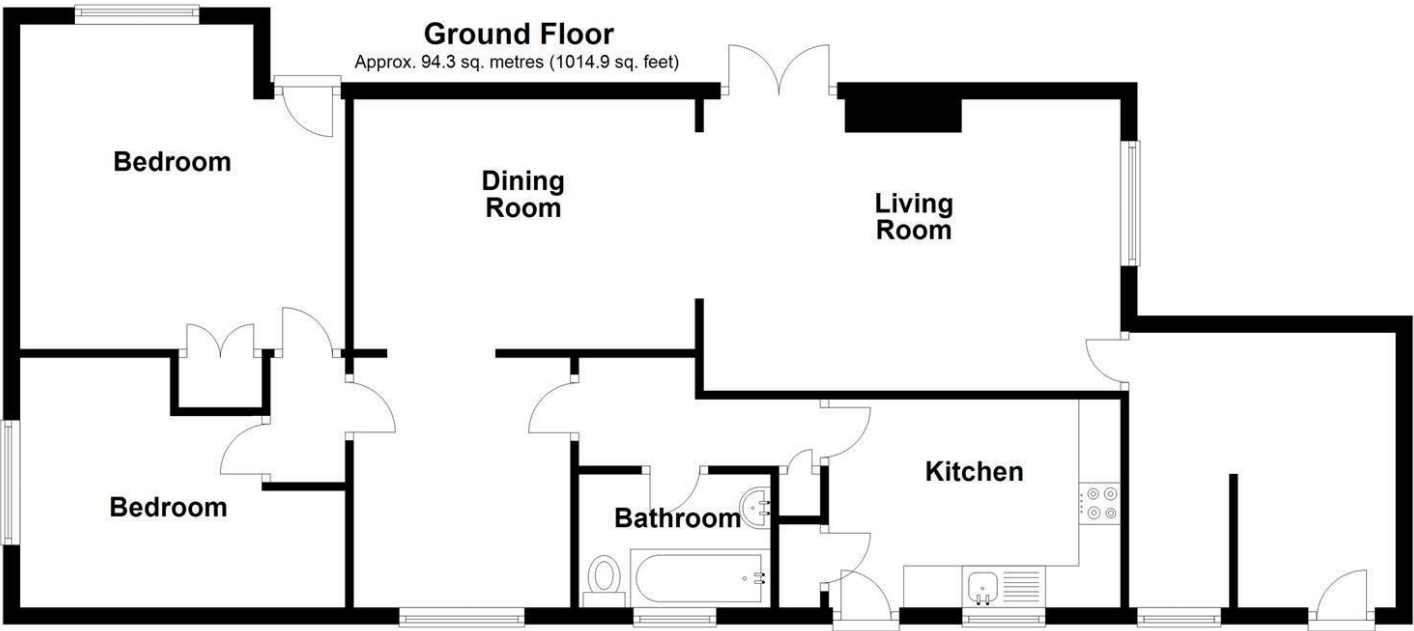
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

### **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

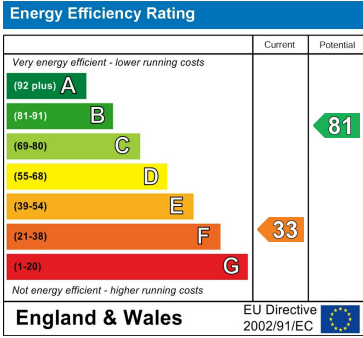


Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk