

# Town & Country

Estate & Letting Agents



**29 Rosehill Drive, Whittington, SY11 4BE**

**Offers In The Region Of £245,000**

Located in the charming village of Whittington, Oswestry, this modern semi-detached house on Rosehill Drive offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm welcome, ideal for relaxing or entertaining guests. Situated in a sought-after cul-de-sac, the location ensures a peaceful environment while still being close to local amenities. The property boasts a good-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. The modern kitchen and bathroom are designed with contemporary living in mind, providing both style and functionality. Additionally, the property offers parking for two vehicles, making it a practical choice for those with cars, this property also benefits from planning permission for a single wrap around extension. This home is a great place to live with the added charm of village life. Whether you are a first-time buyer or looking to settle in a tranquil area, this semi-detached house is a wonderful opportunity not to be missed.

## Directions

Leave Oswestry via Gobowen Road and turn right onto Whittington Road and proceed over the roundabout to the village. Turn right onto Rosehill Drive just before the level crossing and proceed up the road where the property will be found.

## Hallway

The hallway has a part glazed door to the side and side panel with stairs off leading to the first floor. Doors lead through to the kitchen and the lounge.

## Lounge 14'11" x 10'10" (4.55m x 3.31m)



The good sized, bright lounge has a bow window to the front, a radiator, coved ceiling, an open reach point and a fireplace with marble heath.

## Kitchen/Dining Room 14'10" x 8'11" (4.53m x 2.72m)



The kitchen/dining room has a good range of fitted wall and base units with work surfaces over, an electric oven, ceramic hob with an extractor fan and one and half sink with mixer tap over. There is plumbing for a washing machine, a modern column radiator, tiled floor, understairs cupboard, a window to the rear and French doors leading to the rear garden.

## Landing



The landing has a loft hatch and doors leading to the bedrooms and bathroom.

## Bedroom One 8'1" x 10'11" (2.48m x 3.34m)



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

## Bedroom Two 8'7" x 9'1" (2.64m x 2.78m)



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

### Bedroom Three 6'5" x 8'0" (1.96m x 2.45m)



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

### Bathroom 5'10" x 6'1" (1.80m x 1.87m)



The family bathroom has a window to the rear, w/c, wash hand basin on a vanity unit with mixer tap over, panelled bath with mixer tap and shower over with two heads. There is a heated towel rail, part tiled walls and vinyl floor.

### To the Front

To the front of the property is a lawned and shrubbed area, a driveway at the side for two cars and a canopy porch leading to the main entrance with lighting.

### To the Rear

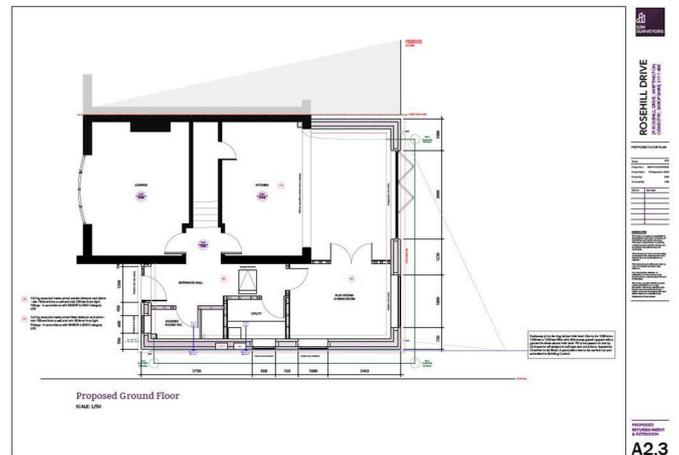


To the rear of the property the good sized garden has a patio area, a shed, lawned gardens, shrubbed flower beds, gated access to the side, outside tap and outside lighting.

### Additional Photo



### Planning Permission



## Planning Permission



## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## 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.

## 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 B.

## 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.

## 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

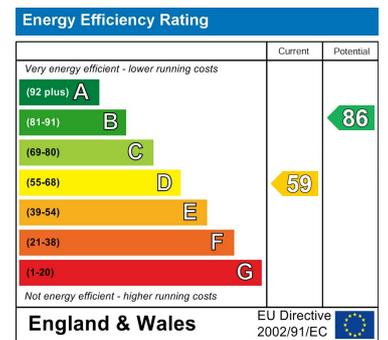
and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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.

## Floor Plan

## 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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