

Town & Country

Estate & Letting Agents



38 Brookhouse Road, Oswestry, SY11 2JW

£205,000

Town and Country Oswestry offer this truly lovely extended bungalow set on the outskirts of the town. The property has been well maintained by the current owners and has well tended gardens to the front and rear along with two double bedrooms, large lounge and useful kitchen/ dining area. There is upvc double glazing including the fascias and soffits making the bungalow very easy to maintain. Gas central heating is installed. A driveway providing ample parking along with a detached single garage. Oswestry is within easy reach as well as good road links and public transport.

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. The property will be found on the right hand side.

Accommodation Comprises

Hallway

The hallway has a radiator, a part glazed door to the side, access to the loft via a pull down ladder, coved ceiling, built in storage cupboard and a telephone point. Doors lead off to the bathroom, two bedrooms and the lounge.

The loft is mostly boarded with lighting and has the Imini gas fired boiler.

Family Bathroom



The well appointed family bathroom has a white suite comprising of a paneled bath with a shower over, wash hand basin with a mixer tap over, low level w.c., a window to the side, part tiled walls, radiator, vinyl flooring and an extractor fan.

Bedroom Two 8'11" x 8'5" (2.73m x 2.58m)



The second double bedroom has a window to the front, radiator, coved ceiling and a built in wardrobe with rails and shelves giving good storage.

Bedroom One 11'6" x 11'1" (3.52m x 3.38m)



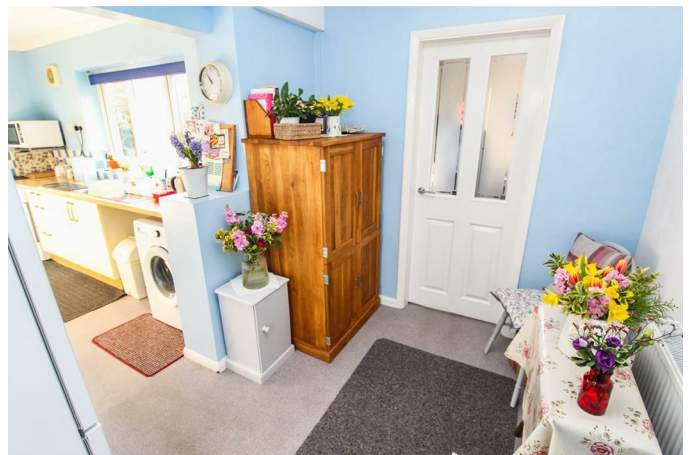
The good sized first double bedroom has a window to the front, a coved ceiling and a radiator.

Lounge/ Dining Room 16'1" x 11'1" (4.92m x 3.39m)



The lounge/ dining room is a great size and is filled with light having large patio doors to the rear opening onto the garden. There are two radiators, coved ceiling and part glazed doors leading to the hallway and the kitchen.

Breakfast/ Dining Room 8'10" x 6'11" (2.70m x 2.13m)



A very useful space ideal for dining having a part glazed door to the side, coved ceiling, radiator,

space for a fridge/ freezer, meter cupboard and vinyl flooring. The room opens out onto the kitchen making it a great entertaining space.

Kitchen 11'7" x 7'7" (3.55m x 2.33m)



The well appointed kitchen is fitted with a range of modern base and wall units with work surfaces over, a window to the side and a glazed door to the rear letting in lots of light, Hotpoint electric oven, gas hob, chimney style extractor fan over, space and plumbing for a washing machine, stainless steel sink with a mixer tap over, space for a tumble drier, coved ceiling and vinyl flooring.

Front Gardens

The gardens are another great feature of this neat property. The front is lawned and shrubbed with fencing to the borders. There is an additional gravelled parking area to the side of the drive.

Driveway and Garage 19'8" x 7'9" (6.00m x 2.38m)

The gravelled and paved driveway leads down the side of the house and provides parking for several cars leading to the garage. The garage has double doors, a door to the rear, power, lighting and a fitted workbench.

Rear Gardens



The rear gardens are lovely having a private patio area located off the lounge. The gardens are lawned

and shrubbed with well planted borders. There is a greenhouse and garden room available by separate negotiation along with raised flower beds, a decked area in front of the garden room and access to the garage. The garden is fully enclosed by fencing making it ideal for children and pets.

Additional Photo



Additional Photo



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, Zoopla, 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 C.

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 5.30pm

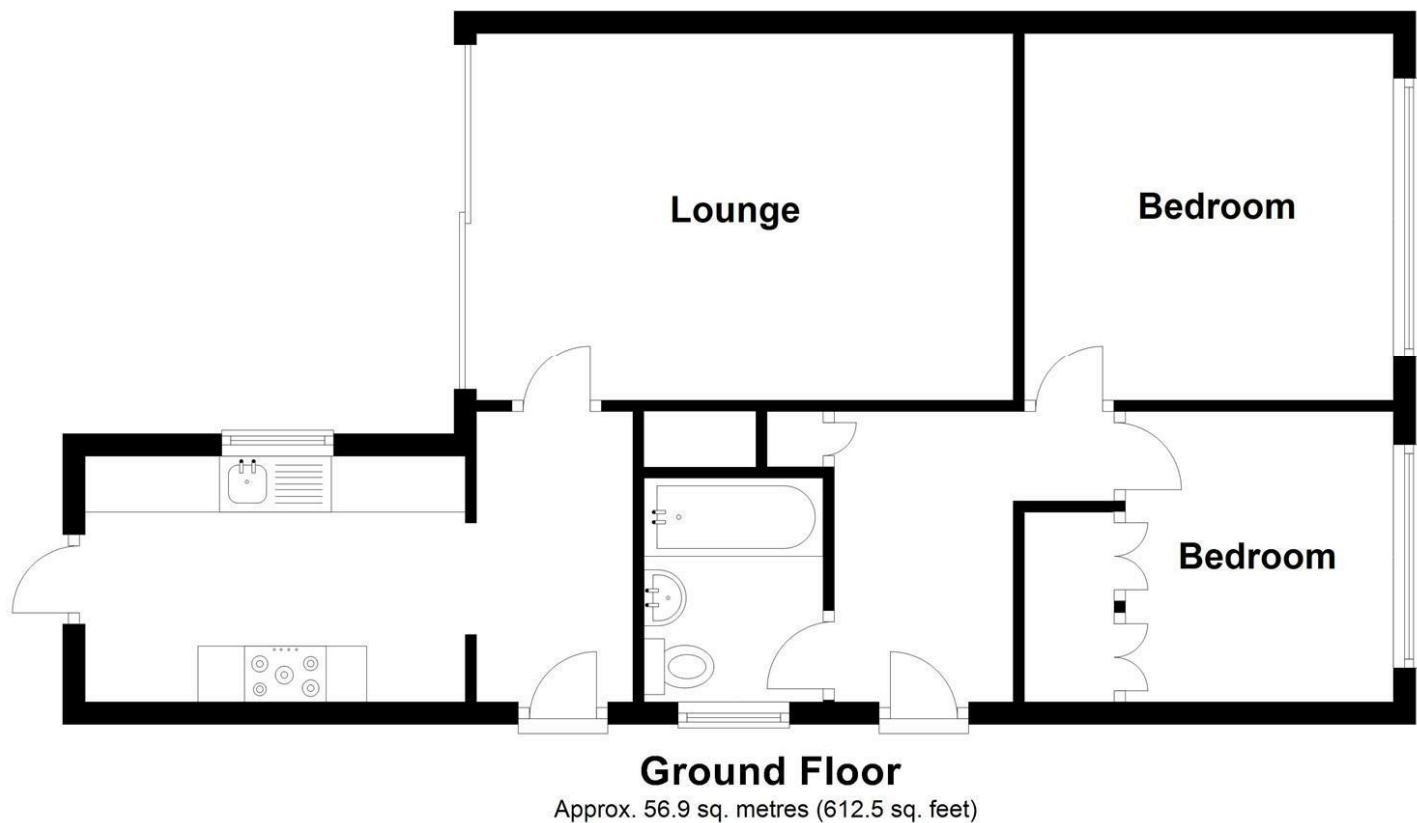
Saturday: 9.00am to 4.00pm

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

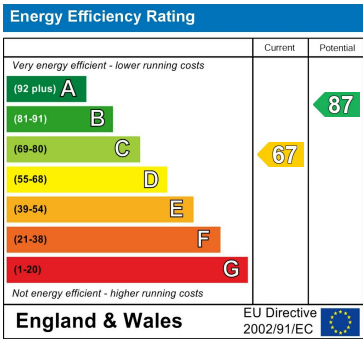


Total area: approx. 56.9 sq. metres (612.5 sq. feet)

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.

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