

# Town & Country

Estate & Letting Agents



**6 Glentworth Avenue, Oswestry, SY10 9PZ**

**Offers In The Region Of £350,000**

Town and Country Oswestry are pleased to offer this immaculate, extended four double-bedroom detached family home, situated just on the outskirts of Oswestry on the popular road Glentworth Avenue. The property benefits from a beautiful kitchen and open plan dining/ garden room making a fantastic space for entertaining and families. To the outside a garage and driveway provides ample off-road parking, along with a private rear garden featuring a patio area ideal for outdoor entertaining. Conveniently located, the home offers easy access to Oswestry town centre and its range of shops, schools, and local amenities, making it an excellent choice for families and commuters alike.



### Directions

From our office continue along Willow Street until turning left onto Welsh Walls, then continue before taking left again onto Upper Brook Street, then right onto the B5069 Upper Church Street. Continue for about half a mile before turning into Glentworth Avenue to find the property on the right.

### Accommodation Comprises;

#### Hallway

The hallway has a part glazed door to the front, a window to the front, a radiator, laminate wood floor, a loft hatch and stairs leading to the first floor.

#### Lounge 10'11" x 12'11" (3.35m x 3.96m)



The lounge has a bow window to the front, a radiator and a polished stone fireplace with hearth inset and a gas fire. With coved ceiling, wall lights and an arch leading to the kitchen/dining room.

#### Additional Photo



#### Kitchen/Dining Room 25'6" x 8'6" (7.79m x 2.60m)



The open plan kitchen/dining room has a good range of modern wall and base units, Bosch induction hob, glass splashback, chimney extractor fan and an eye level double oven. There is a one and a half stainless steel sink with mixer tap over, integrated dishwasher and a washing machine, a wine fridge, space for an American Fridge/freezer and a breakfast bar. With laminate wood flooring, spotlights, an understairs cupboard and an arch leading through to the garden room.

#### Additional Photo





### Additional Photo



### Garden Room 8'7" x 12'10" (2.62m x 3.92m)



The garden room has laminate wood floor, spot lights, a vertical column radiator and French doors leading to the rear garden.

### Utility Room 3'8" x 5'6" (1.12m x 1.70m)



The utility room has a part glazed door to the front, laminate wood floor, space for a tumble dryer and a wall heater.

### Cloak Room

The cloakroom has a window to the rear, a wash hand basin with mixer tap over, a w/c and laminate wood floor.

### Landing

The landing has a loft hatch, A/C off with tank and shelving and doors leading to the bedrooms and the bathroom.

### Bedroom One 13'3" x 8'9" (4.06m x 2.67m)



Bedroom one has a window to the front, a radiator and a built in wardrobe.

### Bedroom Two 8'9" x 8'3" (2.68m x 2.54m)



The second bedroom has a window to the rear, a radiator and a built in wardrobe.



### Bedroom Three 11'4" x 8'9" (3.47m x 2.67m)



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

### Bedroom Four 8'8" x 8'4" (2.65m x 2.55m)



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

### Bathroom 5'4" x 6'8" (1.64m x 2.05m)



The bathroom has a panelled bath with central mixer tap and shower head, Triton electric shower

and a glass screen. A wash hand basin with mixer tap over, a w/c, a heated towel rail, a window to the rear, fully tiled walls, vinyl floor and a shaver point.

### Garage

The garage has an electric up and over electric door and has power and lighting.

### To The Front



To the front of the property is a lawned and shrubbed area and a driveway with extra gravelled area providing parking for two vehicles.

### Rear Garden



To the rear of the property is a private, South facing good sized garden with a patio area, a lawned and shrubbed area, fence panelling and side access.



### Additional Photo



### Additional Photo



### Additional Photo



### Services

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

### 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.

### To Book a Viewing

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

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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

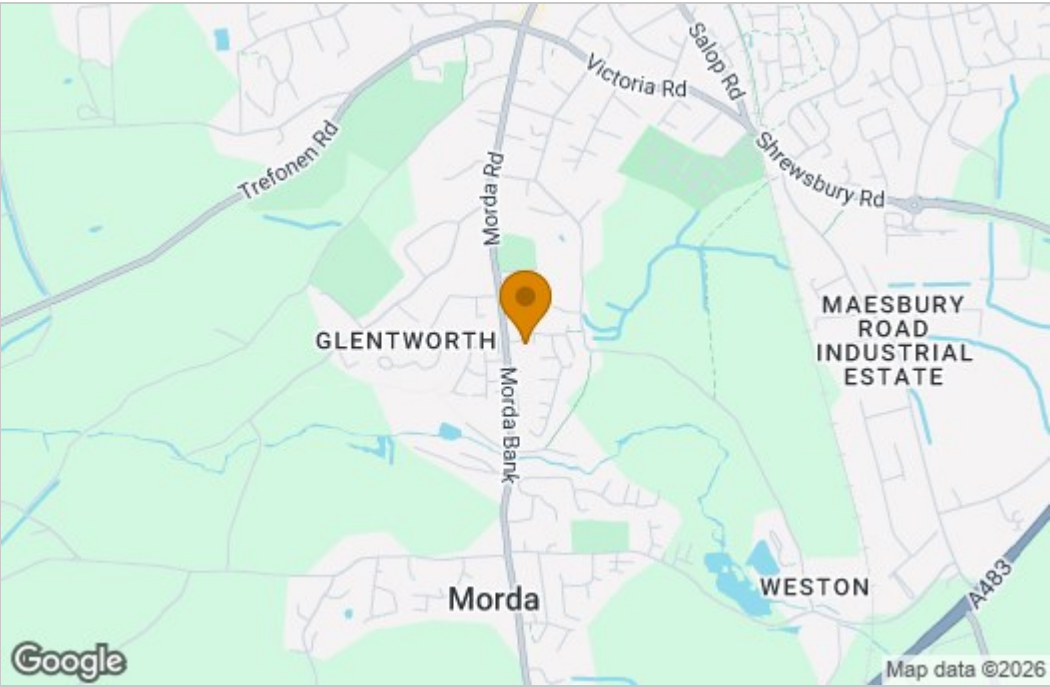
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

### Money Laundering Regulations

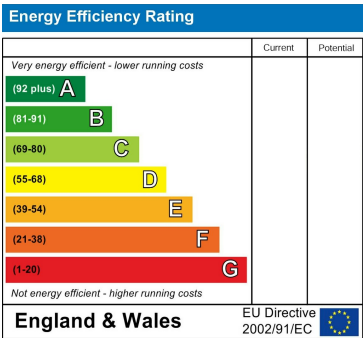
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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 firms 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