

Town & Country

Estate & Letting Agents



20 Oswalds Well Lane, Oswestry, SY11 2TP

Offers In The Region Of £379,950

This beautifully presented semi detached four bedroom family home offers a perfect blend of modern living and comfort. Built in 2005, the property boasts impressive extended accommodation, making it an ideal choice for families seeking space and style. The heart of the home is undoubtedly the stunning kitchen and family room, designed to cater to both culinary enthusiasts and those who enjoy social gatherings. This open-plan area is perfect for family meals and entertaining friends, creating a warm and welcoming atmosphere. The property features four well-proportioned bedrooms, including a master suite with an en-suite bathroom. Outside, the home offers parking for two vehicles and landscaped gardens, a valuable asset in this sought-after location. Oswalds Well Lane is a popular residential area of Oswestry with views over the park, The surrounding area is known for its friendly community and convenient access to local amenities, making it an excellent choice for families and professionals alike.

Directions

From our Oswestry office proceed up and turn left onto Welsh Walls. Follow the road around and at the junction turn right onto Upper Brook Street. Turn right onto Oswalds Well Lane where the property will be found on the right hand side.

Accommodation Comprises

Hallway



The property is accessed by a part glazed door to the front with stairs leading to the first floor. Doors lead to the cloakroom and the lounge.

Cloakroom



The cloakroom is fitted with a low level WC, wall mounted wash hand basin, radiator, window to the front and vinyl flooring.

Lounge 12'2" x 15'3" (3.71m x 4.67m)



The lounge has modern decoration throughout with a feature panelled wall with wall lights, radiator, under stairs cupboard, contemporary inset electric fire and double doors which lead into the Kitchen.

Additional Photo



Additional Photo



Kitchen/ Dining Room 17'6" x 8'4" / 13'1" x 8'9"
(5.35m x 2.56m / 3.99m x 2.69m)



The real heart of this beautiful home having a range of two tone fitted base and wall units in copper effect and wood with contrasting work surfaces over, eye level Whirlpool electric oven, induction hob with built in extractor fan and integrated fridge/freezer. Inset sink with a mixer tap over, exposed feature brickwork, tiled flooring, vertical modern column radiators, spotlights to the ceiling and two Velux windows letting in lots of light. The kitchen/ dining extension extension offers generous additional space, with a vaulted ceiling complete with a striking oak-framed structure and expansive bi-fold doors that open fully to the garden, blending indoor comfort with outdoor freedom.

Additional Photo



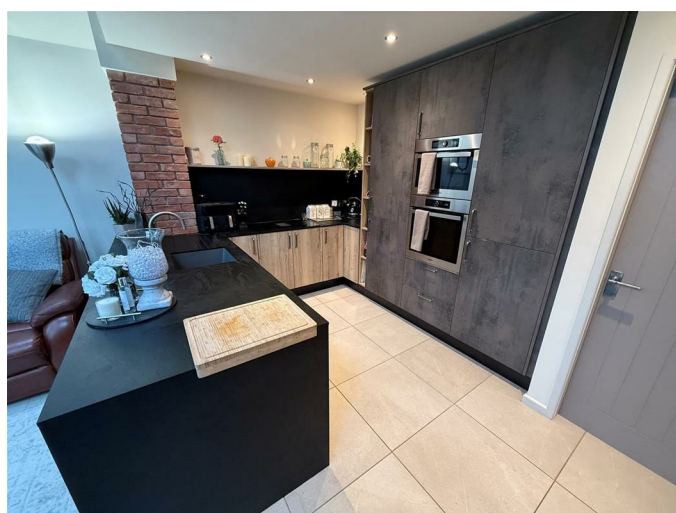
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Utility 9'3" x 9'8" (2.82m x 2.95m)

The utility is fitted with a range of wall and base level units with worktop over, sink and drainer with mixer tap over, wall mounted Glow-worm boiler. Double electric oven with gas hob and chimney extractor fan above. Spotlights to ceiling and a tiled floor.

First Floor Landing



The second floor landing has a staircase that leads to the second floor, a radiator and a linen cupboard off. Doors lead to the three bedrooms and the family bathroom.

Family Bathroom



The family bathroom has a window to the rear, panelled bath, low level W/C and wash hand basin. Radiator, extractor fan, vinyl flooring and part tiled walls.

Bedroom Two 8'7" x 10'7" (2.63m x 3.24m)



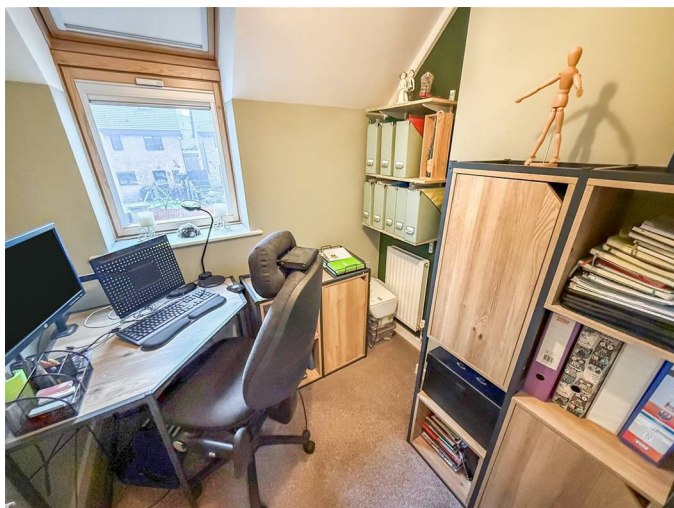
The double bedroom has a window to the front, built in wardrobe and a radiator.

Bedroom Three 8'7" x 10'9" (2.63m x 3.30m)



Another good sized room with a window to the rear with views over the park, radiator and a built in double wardrobe.

Bedroom Four 6'5" x 7'1" (1.97m x 2.16m)



The fourth bedroom has a window to the front, a Velux window and a radiator.

Second Floor Landing



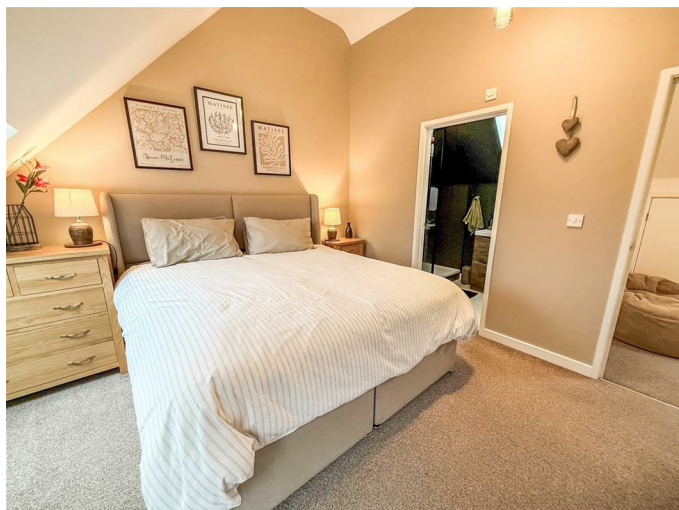
The second floor landing area has eaves storage and a Velux to the rear. A door leads to the bedroom.

Bedroom One 12'3" x 12'2" (3.75m x 3.72m)



A large double room with velux windows to the front aspect, a radiator and a built in double wardrobe. A door leads through to the en suite.

Additional Photo



En Suite 6'4" x 5'10" (1.94m x 1.79m)



The modern, well appointed en suite has a walk-in shower with antique brass rainfall shower, low level W/C on a walnut base and wash hand basin on a walnut vanity unit with a mixer tap over. Radiator, Velux window to the rear, vinyl flooring and aqua panelling.

Additional Photo



To the front of the Property

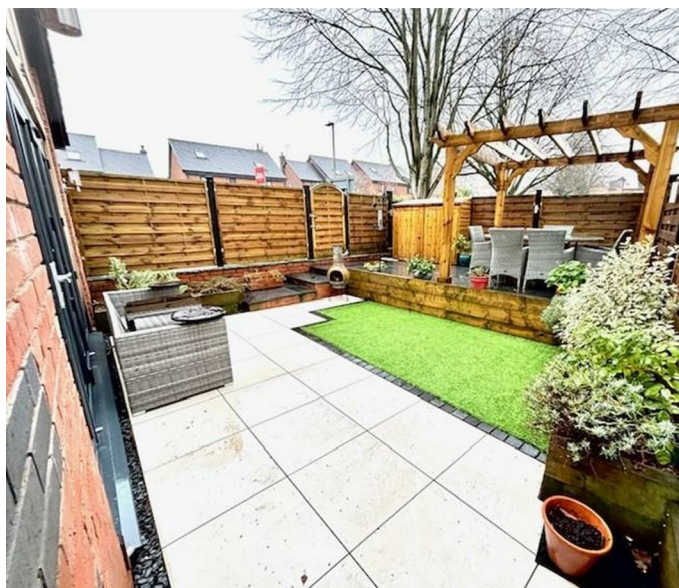
To the front of the property there is a path that leads to the front door with gravelled area and outside lighting. To the side there is a driveway providing parking for two vehicles with an EV charging point and gate and fencing leading to the rear gardens.

Gardens

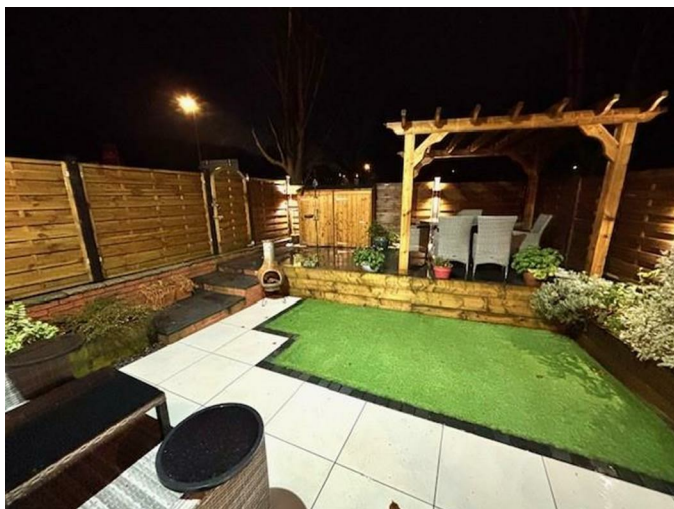


The low maintenance rear garden has a porcelain patio, artificial grass and a further paved patio with pergola making it a great private place to sit. The garden is fully enclosed with fence panelling and has outdoor lighting and outside double power point. The property enjoys open views across the park to the rear. A pathway leads around to the rear of the house where there are slate areas ideal for storage.

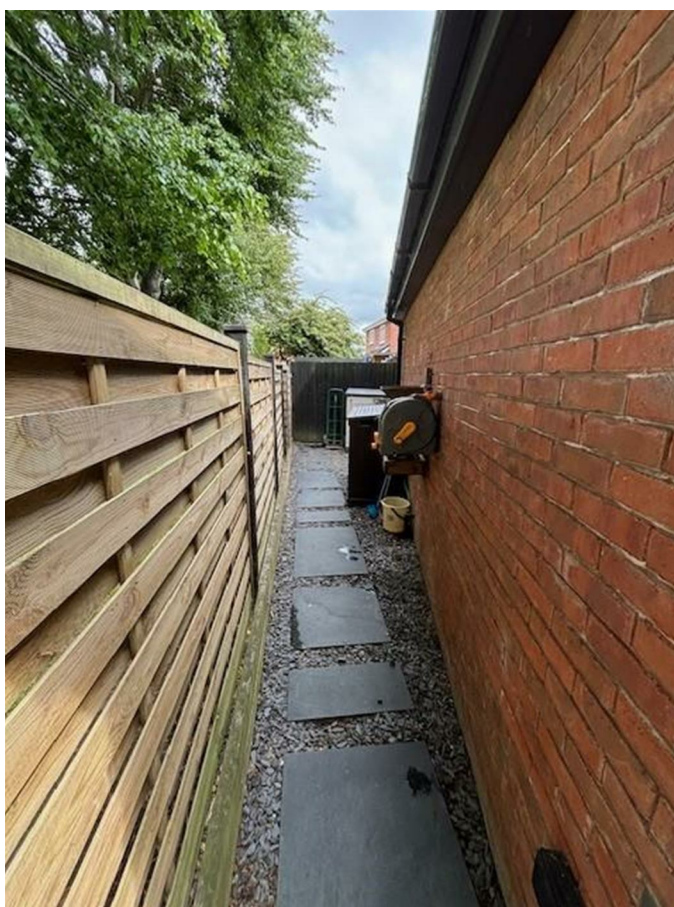
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View To The Rear



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 5.00pm

Saturday: 9.00am to 2.00pm

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.

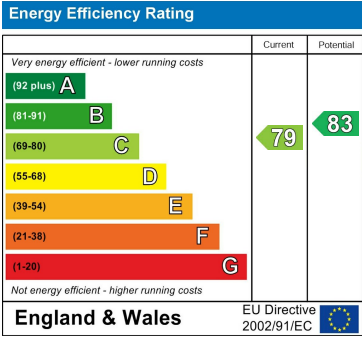
Floor Plan



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