

Town & Country

Estate & Letting Agents



9 Ardmillan Court, Oswestry, SY11 2JG

Offers In The Region Of £285,000

Nestled in the charming area of Ardmillan Court, Oswestry, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. Spanning an impressive 1,141 square feet, the property boasts three generously sized double bedrooms, ensuring ample room for relaxation and privacy. The home features two inviting reception rooms along with a large kitchen/ breakfast room, providing versatile spaces for both entertaining guests and enjoying quiet family time. The well-maintained interiors reflect a sense of care and attention, allowing you to move in with ease. The property is situated in an elevated position on the edge of town, offering lovely views and a peaceful atmosphere while still being conveniently close to local amenities. Outside, you will find good-sized gardens that provide a wonderful space for outdoor activities and gardening enthusiasts. The driveway accommodates parking for up to six vehicles, complemented by a garage, ensuring that parking is never a concern for you or your guests. This spacious extended family home is perfect for those seeking a blend of comfort, space, and convenience in a desirable location. With its well-maintained features and generous outdoor space, this property is a must-see for anyone looking to settle in Oswestry.

Directions

From our Willow Street office, proceed through town along Salop Road. Turn left onto Middleton Road and take the fourth turning on the left into Monkmoor Road, then second left onto Ardmillan Court. The property will be found on the left hand side.

Accommodation Comprises;

Entrance Hall 4'6" x 6'11" (1.39m x 2.11m)



A part-glazed front door welcomes you into the entrance hall, creating a bright and inviting first impression. Stairs rise to the first-floor landing, while a further door leads through into the lounge.

Lounge 19'1" x 11'9" (5.82m x 3.59m)



A bright and welcoming lounge with a front-facing window and feature fireplace, complete with surround and hearth. A radiator provides warmth, while double doors open into the conservatory at the rear, creating a lovely flow between the living spaces. A further door leads through to the kitchen/dining room and conservatory.

Additional Photo



Kitchen/Dining Room 17'10" x 11'6" (5.45m x 3.52m)



A spacious kitchen/dining room fitted with a comprehensive range of wall and base units, complemented by work surfaces and a one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include an oven, four-ring hob with extractor hood, dishwasher, fridge and freezer, with additional space and plumbing for a washing machine.

There is a generous range of wall-mounted storage and ample space for a dining table, making this a practical and sociable space for everyday living and entertaining. A rear-facing window provides plenty of natural light, with a radiator and door opening directly onto the garden.

Additional Photo



Conservatory 8'10" x 11'6" (2.71m x 3.51m)



A brick-built conservatory with doors opening directly onto the garden, creating a lovely connection with the outdoor space. Radiator.

First Floor Landing

The first-floor landing provides access to the loft space, along with a useful airing cupboard offering additional storage. Doors lead off to the bedrooms and family bathroom.

Bedroom One 12'3" x 10'4" (3.75m x 3.17m)



A well-proportioned bedroom with a front-facing window and excellent fitted storage, including a range of fitted wardrobes providing generous hanging and storage space. There is also a radiator.

Bedroom Two 12'2" x 8'0" (3.72m x 2.46m)



A bright and well-presented bedroom with a front-facing window and radiator. Finished with wood-effect flooring.

Bedroom Three 6'7" x 12'5" (2.03m x 3.81m)



A welcoming and comfortable bedroom with a rear-facing window providing natural light, complemented by a radiator.

Family Bathroom 6'6" x 7'2" (2.00m x 2.20m)



A beautifully appointed bathroom with a rear-facing window, featuring a panel bath with shower attachment over, complemented by a stylish wash hand basin set within a vanity unit and WC. Part-tiled walls, a radiator and quality finishes complete this elegant and relaxing space.

To the Front



To the front, a large driveway provides ample off-road parking, with convenient side access leading through to the rear of the property.

Garage 16'4" x 8'2" (4.99m x 2.49m)



The garage is fitted with an up-and-over door to the front, with power and lighting installed.

To the Rear



French doors from the conservatory open onto a raised decked area, creating an ideal spot for outdoor seating and entertaining. Steps lead down to a well-maintained lawn, complemented by gravel and paved pathways which meander through the garden towards a secure access gate.

The gate provides a convenient pedestrian route,

offering a pleasant short walk into the town centre. The garden is enclosed by established flower borders, featuring a variety of herbaceous shrubs and mature trees, while fencing provides a good degree of privacy and security.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



The property enjoys good views from the rear over the town.

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 C.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Town and Country Services

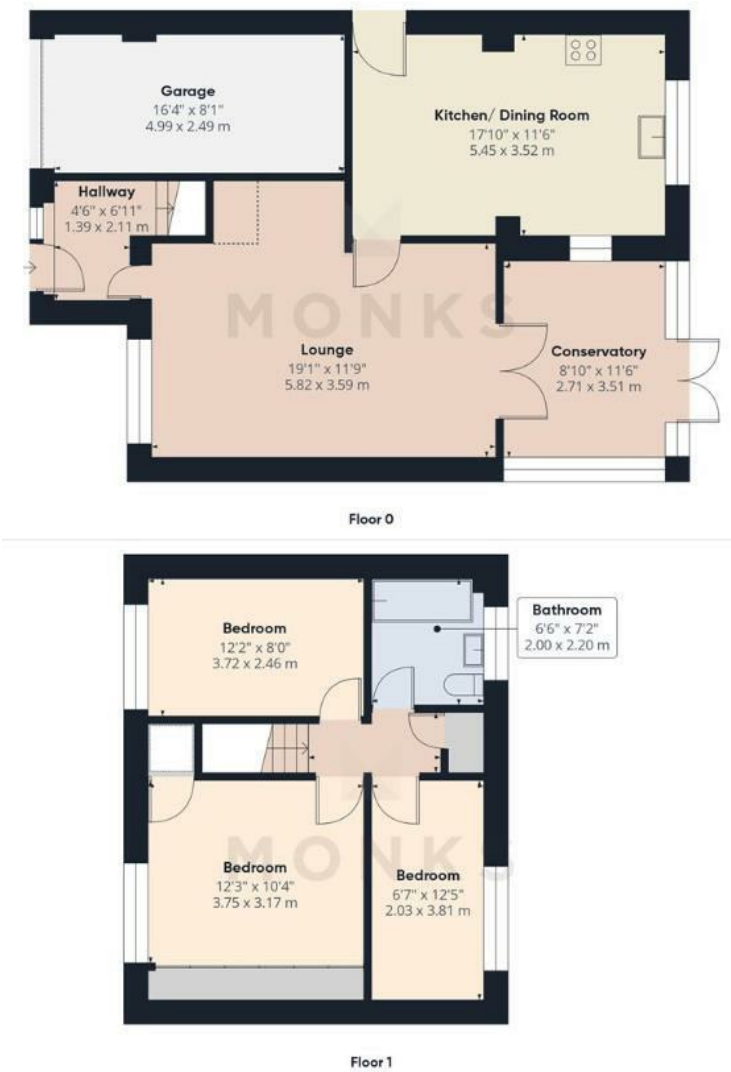
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

Money Laundering Regulatory Checks

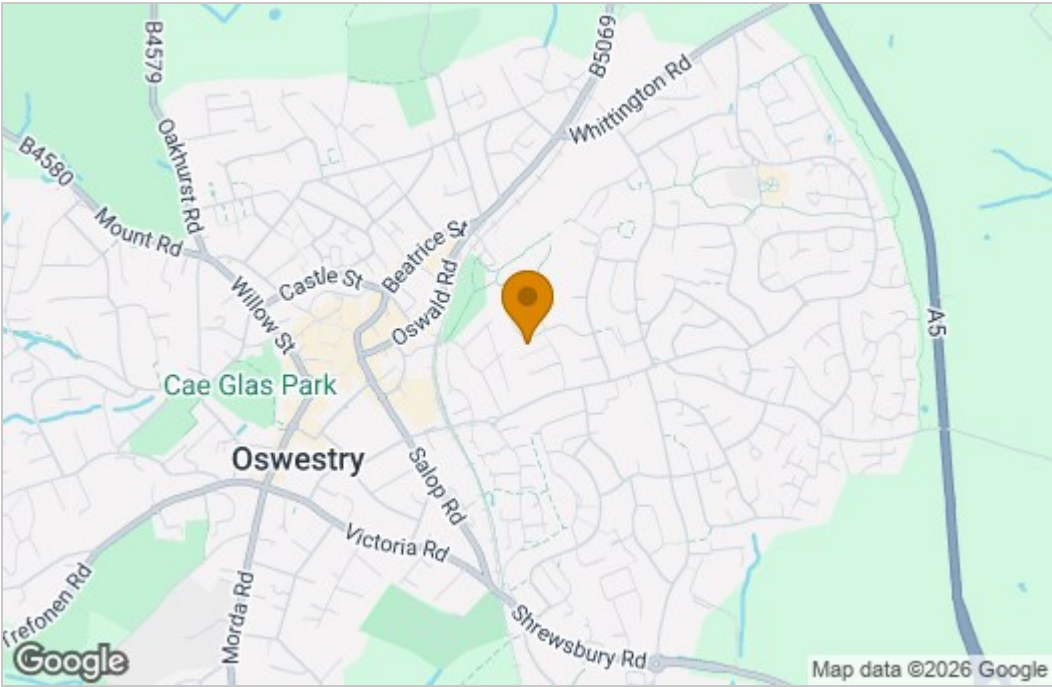
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the

sale. Please contact the office if you have any questions in relation to this.

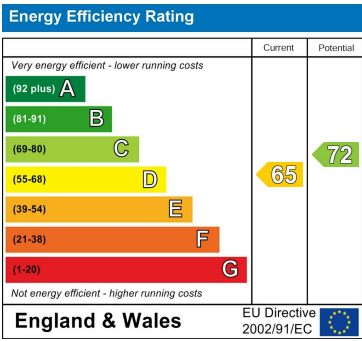
Floor Plan



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.

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