

# Town & Country

Estate & Letting Agents



**Ferndale Willow Street, Oswestry, SY11 1AJ**

**Offers In The Region Of £160,000**

This two-bedroom property is a fantastic opportunity for first-time buyers looking to add value and create a home to their own taste. Located just a 2-minute walk from Oswestry town centre, the property offers incredible convenience, with shops, supermarkets, cafes, and transport links right on your doorstep. The home is in need of modernisation throughout but provides a solid foundation for improvement. With spacious living accommodation, two well-proportioned bedrooms, and a family bathroom, there's plenty of potential to make this property truly your own.

Outside, the property benefits from off-road parking and a rare double garage—ideal for secure parking, storage, or a future workshop or conversion (STPP). Whether you're a first-time buyer ready to roll up your sleeves, or an investor looking for a project in a prime location, this property presents a rare opportunity in the heart of Oswestry.



### Directions

From our Willow Street Office proceed along this road until you see the property on the left hand side identified by our For Sale board.

### Accommodation Comprises;

#### Hallway

The hallway has a part glazed door to the front, Quarry tiled floor, stairs off to the first floor and a door leading to the lounge.

#### Lounge 13'1" x 13'2" (4.00m x 4.02m)



The lounge has a window to the front, picture rail, gas fire on heath and a built in alcove cupboard with the hot water tank.

### Additional Photo



#### Kitchen/Dining Room 13'0" x 7'11" (3.97m x 2.42m)



The Kitchen/Dining Room has two windows to the rear, a door to the rear with wall and base units and a stainless steel one half bowl sink and mixer tap. There is plumbing for a washing machine, space for a cooker and chimney with extractor fan. Vinyl floor, part tiled walls, a small utility just off with a window to the side and plumbing for a washing machine and a door to the understairs cupboard with a window to the side.

#### Landing

The landing has a loft hatch and a window to the side.



### Bedroom one 13'1" x 10'2" (3.99m x 3.10m)



The first double bedroom has a window to the front, a picture rail, a built in cupboard and the original cast iron fireplace.

### Bedroom two 11'1" x 7'11" (3.40m x 2.42m)



The second double bedroom has a window to the rear, wood flooring, a picture rail and the original cast iron fire place.

### Bathroom 7'10" x 8'0" (2.40m x 2.46m)



The bathroom has a window to the rear, a shower cubical with a electric shower, electric wall heater and a built in cupboard. There is a free standing bath with claw foot, fully tiled walls, w/c and a wash hand basin.

### Front Garden



At the front of the property has a shared grand driveway around to the rear of the property and a small country yard.

## Rear Garden



To the rear of the property is a double garage and a separate single garage.

## 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](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## 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 B.

## Money Laundering Regulations

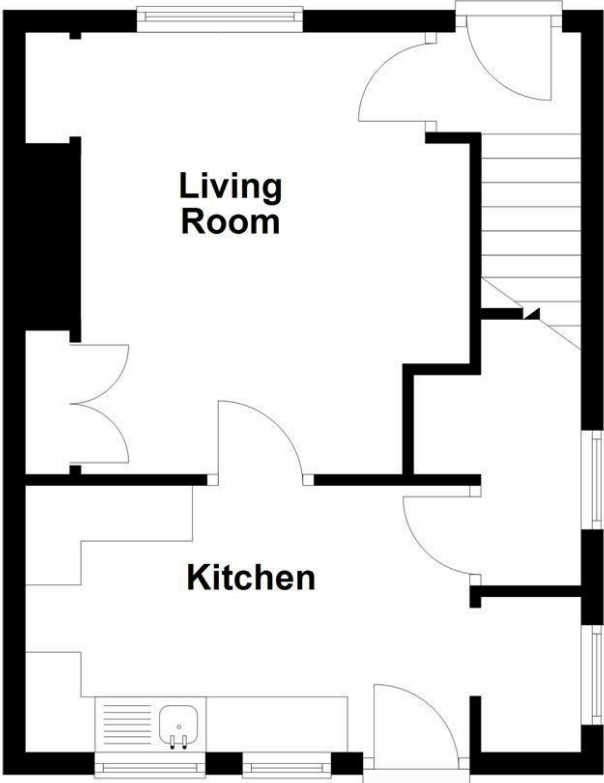
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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



Floor Plan

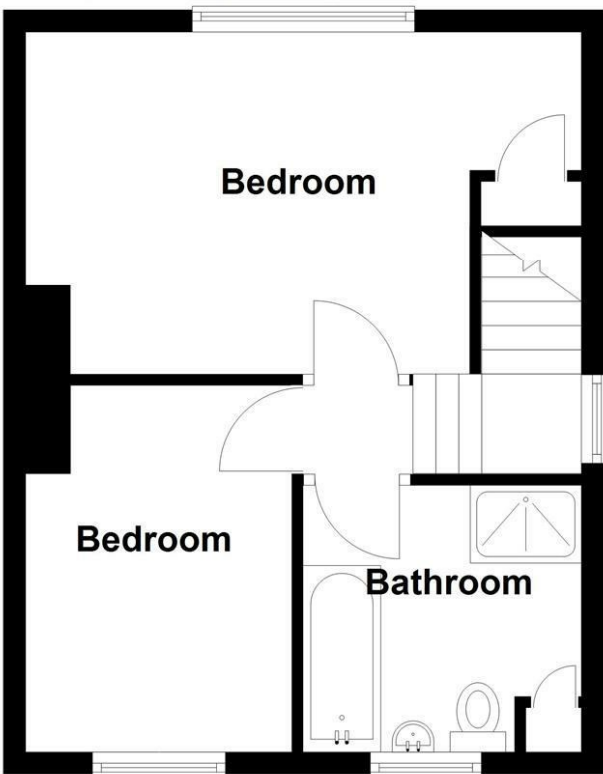
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)

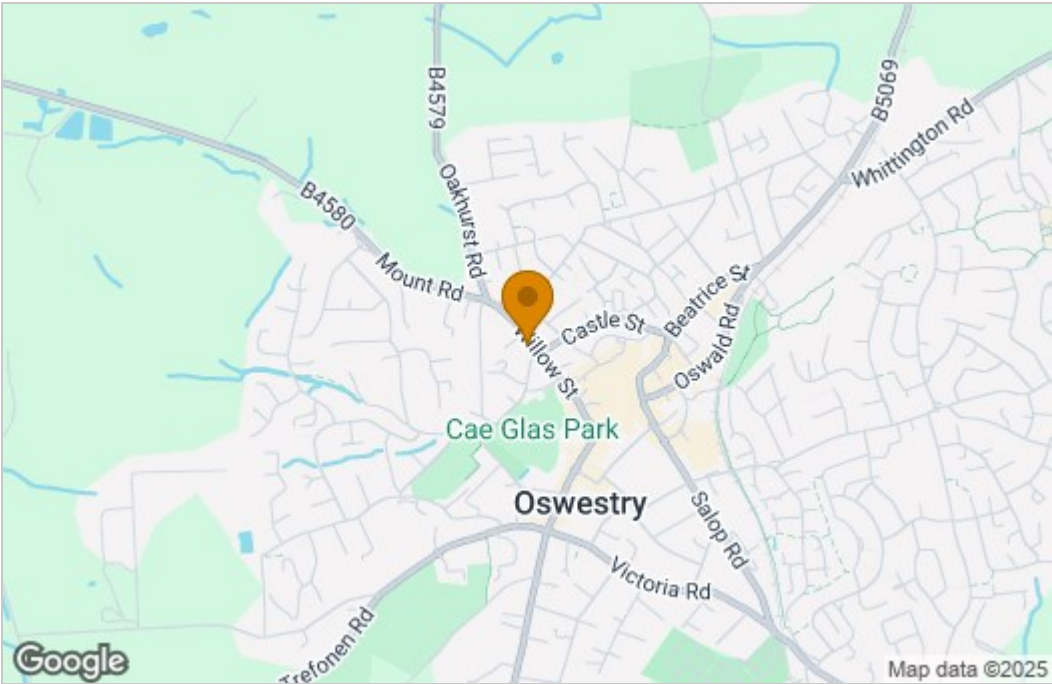


First Floor

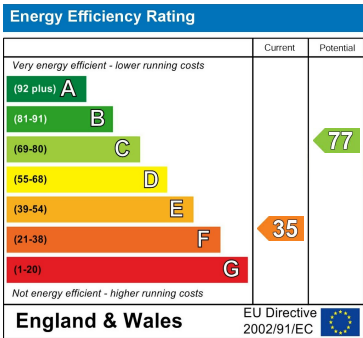
Approx. 32.1 sq. metres (345.4 sq. feet)



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 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