

# Town & Country

Estate & Letting Agents



**The Firs Weston Lane, Oswestry, SY11 2BG**

**Asking Price £800,000**

In the desirable location of Weston Lane in the charming town of Oswestry, this well-preserved substantial Victorian home built in 1877 offers a delightful blend of period elegance and modern comfort. With five spacious bedrooms, this detached house is perfect for families seeking both space and character. As you step inside, you will be greeted by many original period features that enhance the home's unique charm. The tiled hallway floor, high ceilings, intricate mouldings, sash windows and beautiful fireplaces are just a few of the elements that reflect the craftsmanship of the Victorian era. The property boasts well-established gardens, offering a serene outdoor retreat where you can enjoy the beauty of nature. Whether you wish to host summer barbecues or simply unwind with a good book, the gardens provide a perfect backdrop for outdoor living. This Victorian gem is not just a house; it is a home filled with history and warmth, waiting for the next family to create lasting memories. With its prime location in Oswestry, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

## Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. At the junction turn left and proceed to the traffic lights. Turn right onto Upper Church Street and proceed before taking the second left onto Weston Lane. Continue along Weston Lane where you will see a right hand turn into a cul-de-sac of Wilmot Drive. Opposite this turning, on the left, is the driveway to The Firs.

## Accommodation Comprises;



## Porch

Having an arched doorway with part glazed door and side panels into the entrance hall.

## Entrance Hall



The attractive entrance hall has the original decorative quarry tiled flooring, stairs with spindled banister to the first floor landing, radiator, picture rail, deep skirting boards and original ceiling coving. A door leads to the inner hallway.

## Additional Photograph



## Inner Hallway

Leading from the hallway with oak floorboards, coved ceiling, picture rail, radiator and door with steps leading into the cellar. Doors lead to the ground floor wet room, ground floor bedroom and study.

## Cellar 16'2" x 15'1" (4.95 x 4.61m)



The dry cellar provides a useful storage space and would make a great wine cellar!

## Ground Floor Wetroom 6'2" x 5'6" (1.88 x 1.69m)



This fully tiled wet room has a shower, wash hand basin and W/C. With a large illuminated mirror and

heated towel rail, spotlighting, an extractor fan and a window to the rear.

**Home Office 14'1" x 9'8" (4.31 x 2.96m)**



With a sash window to the side, wall lighting and a radiator.

**Ground Floor Bedroom/Reception Room 8'2" x 14'1" (2.49 x 4.31m)**



With two sash windows to the rear overlooking the garden, wooden parquet flooring, coved ceiling, vertical wall radiator, picture rail, deep skirting boards.

**Drawing Room 17'4" into bay x 15'10" (5.30 into bay x 4.85m )**



This elegant drawing room has high ceilings, sash windows to the front and a bay sash window to the side, feature fireplace with modern inset flame effect gas fire and traditional built in cupboards with display shelving either side and spotlighting. The period features in this room include the original coved ceilings, deep skirting boards and a picture rail.

**Day Lounge/Snug 14'1" into bay x 15'9" (4.31 into bay x 4.82m)**



Another great space, ideal for busy family life, this room is open to the kitchen. with an original bay sash window to the front overlooking the front garden, original coved ceiling with ceiling rose, deep skirting boards and a picture rail. There is a central feature fireplace with a modern flame effect gas fire inset and two radiators.

**Kitchen/Breakfast Room 22'7" x 14'1" (6.89 x 4.30m)**



The kitchen really does feel like the heart of the home and is ideal for busy family life with space for a really big dining table! With a window to the side and to the rear overlooking the garden, the kitchen is fitted with a generous range of base and wall units with granite worktops over. Blanco stainless steel sink unit with drainer and mixer tap. Space for an American style freestanding fridge freezer, Nobel range cooker with four ovens and a hotplates. There is a Rangemaster stove with extractor fan over, spotlighting and a solid wooden floor.

**Additional Photograph**



**Additional Photograph**



**Side Entrance Hall**

An ideal entrance for everyday use, the side door enters into a small hall with window to the side and coat hooks.

**Gallery First Floor Landing 6'6" x 29'10" (2.00 x 9.10m)**



As you would expect with a property of this calibre, the landing is spacious with room for furniture at either end. There is a sash window to the rear overlooking the garden and a further sash window to the front. There is access to the roof space via a loft hatch with a pull down ladder. Doors lead to the laundry room, bathroom and all bedrooms.

**Laundry Room 8'1" x 14'2" (2.48 x 4.32m)**



A fantastic asset to any family home, the laundry room has a window to the side and is fitted with a range of base and wall units, a window to the side, painted floorboards, sink unit with drainer and with mixer tap, space and plumbing for a washing machine and tumble drier, coved ceiling and a radiator. Walk-in airing cupboard housing a hot water tank and with floor to ceiling shelving providing fantastic linen storage. A second walk in cupboard houses the boilers (there is one for hot water and one for heating).

### Principal Bedroom 13'9" x 14'3" (4.20 x 4.35m)



The large principal bedroom has a characterful feature arched window to the front with fitted shutters, two sash windows to the side, two built in wardrobes with rails and shelving providing plenty of storage, two radiators, spotlighting, coved ceiling, picture rail and deep skirting boards.

#### Additional Photograph



### Bedroom Two 14'1" x 13'9" (4.30 x 4.20m)



A generous proportioned bedroom with two sash windows to the front, cast iron fireplace with marble surround, picture rail, original coved ceiling, spot lights and a radiator.

### Family Bathroom 10'9" x 9'10" (3.28 x 3.02m)



Two windows to the rear, large corner shower cubicle with large rainfall shower head, W/C, wash hand basin on a vanity unit with mixer tap over, freestanding bath with modern central mixer tap, vinyl flooring, heated towel rail and part tiled walls.

### Bedroom Three 14'2" x 9'10" (4.33 x 3.01m)



Another double room with a sash window to the side, radiator, picture rail and coved ceiling.

### Bedroom Four 14'2" x 7'11" (4.33 x 2.43m)



With a sash window to the rear overlooking the rear garden, cast iron fireplace, coved ceiling and a radiator.

### Grounds and Gardens

### Driveway

The driveway leads to the side of the property and the double garage providing parking for three vehicles. There is additional gravelled parking to the front of the property if required.

### Front Garden & Parking



The private front gardens are well stocked with a variety of mature shrubs and trees. There is a gravelled parking area for several cars. The front is bounded by stone walling, with steps leading to the front door of the property.

### Additional Photograph



### To The Side of The Property



### Double Garage 17'10" x 18'10" (5.44 x 5.76m)



The double garage offers a fantastic secure space to house two vehicles if required. With remote controlled electrically operated door, double glazed window to the side, power and a water supply. There is an entrance hatch to an eaves storage area measuring 5.44m x 5.76m. The garage and workshop has great potential for conversion to provide additional living space/annexe (subject to the necessary planning consent) or may provide scope for a studio, gym or playroom.

### Workshop 15'1" x 10'11" (4.61 x 3.35m)



A great space at the rear of and integral to the garage which has windows to the side and rear looking out to the garden, a door to the side and also has the benefit of power and lighting. This space, along with the garage provides great potential for a number of uses.

## Rear Garden



The beautiful rear gardens have been well landscaped to provide two circular paved patio areas, steps lead down to the lower lawned garden with well stocked borders. There is a covered entertaining area with pebbled and purple slated pathways which lead back up the garden and to the garage. There are a great number of mature shrubs and trees.

## Additional Photograph



## Additional Photograph



## Additional Photograph



## Outside Entertaining Area



## Additional Photograph



## Additional Photograph



### 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 F.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### 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.

### 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.

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### 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.

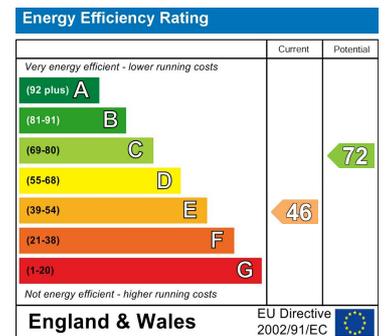
# Floor Plan



# 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