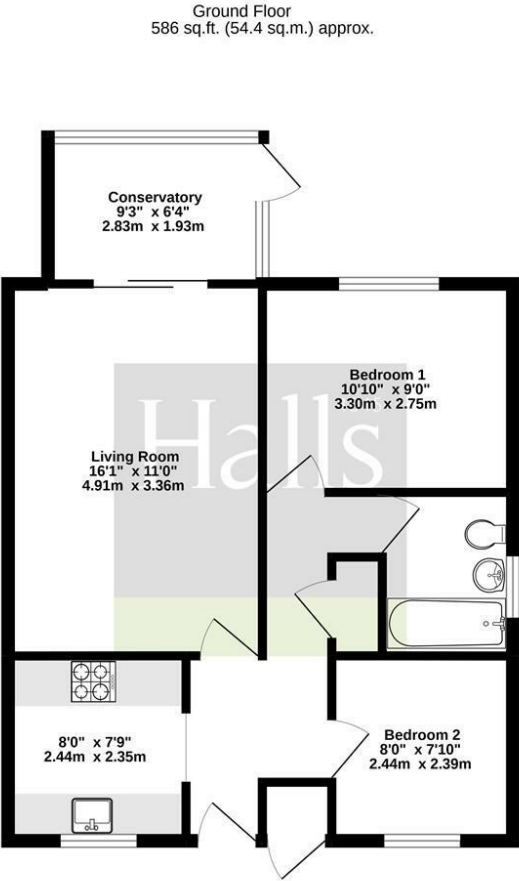


FOR SALE

168 Oswestry Road, Ellesmere, Shropshire, SY12 0BY



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

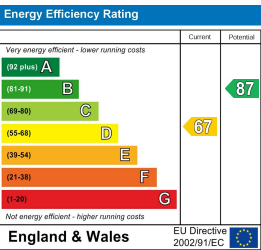
Offers in the region of £127,000

168 Oswestry Road, Ellesmere, Shropshire, SY12 0BY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed and conveniently positioned two-bedroom retirement bungalow which boasts driveway parking and easy-care gardens with open views to the rear, enviably located within a well-regarded development of similar properties on the edge of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 bed retirement bungalow
- Conservatory
- 24 hr alarm system
- On site Scheme Manager
- Off road parking
- Open views to the rear

DESCRIPTION
Halls are favoured with instructions to offer 168 Oswestry Road in Ellesmere for sale by private treaty.

168 Oswestry Road is a well designed and conveniently positioned two-bedroom retirement bungalow which boasts driveway parking and easy-care gardens with open views to the rear, enviably located within a well-regarded development of similar properties on the edge of Ellesmere.

The internal accommodation currently comprises a Reception Hall, Lounge, Conservatory, Kitchen, two Bedrooms, and a Family Bathroom. The property has the benefit of a 24 hour emergency alarm system, gas fired central heating and is presented for sale with the fitted carpets included in the purchase price.

Externally, the property is approached off council maintained Oswestry Road by a tarmac driveway which has an adjacent front lawned garden.

To the rear of the property are attractive and well-stocked gardens which offer excellent views over unspoilt local countryside and comprise, briefly, a large area of paving interspersed by established flowerbeds and shrubs, along with a useful timber garden storage shed.

The sale of 168 Oswestry Road, therefore, provides an excellent opportunity for buyers over the age of 60 (or 55 plus and in receipt of disability allowance), to purchase a conveniently situated two bedroom semi-detached bungalow on the edge of Ellesmere.

SITUATION
168 Oswestry Road is situated on a development of similar properties on the edge of the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities and is, also, within easy motoring distance of the larger centres of Oswestry (8 miles) and Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:
A partly glazed front entrance door opening in to a:

RECEPTION HALL
With fitted carpet as laid, inspection hatch to loft space, door in to a storage cupboard, and further door in to the:

KITCHEN
8'0" x 7'7" (2.45 x 2.31)
With a continuation of the fitted carpet, a stainless steel single sink unit (H&C) with mixer tap and cupboards and drawers under, roll topped work surfaces to either side with base units below, planned space for appliances, four-ring electric hob with electric oven and grill below, matching eye level units, planned space for an upright fridge freezer, wall mounted Baxi gas fired boiler and double glazed window to front elevation.

LOUNGE
16'1" x 11'0" (4.89 x 3.35)
With a fitted carpet as laid, coved ceiling and glazed sliding patio doors in to a:

CONSERVATORY
8'0" x 9'7" (2.45 x 2.92)
With fitted carpet as laid and glazed door leading out to the garden.

BEDROOM ONE
10'11" x 8'11" (3.34 x 2.71)
With fitted carpet as laid and double glazed window to rear elevation.

FAMILY BATHROOM
With a bathroom suite comprising a panelled bath (H&C) with tiled surrounding walls with Mira shower unit and screen, pedestal hand basin (H&C) with tiled splash, low flush WC, heated towel rail, two wall mounted mirror fronted vanity cabinets and opaque double glazed window to side elevation.

BEDROOM 2
8'0" x 7'9" (2.45 x 2.35)
With laminate flooring and double glazed window to front elevation.

OUTSIDE
The property is approached off Oswestry Road onto a tarmac driveway with adjacent small lawned garden.

GARDENS
A particularly notable feature of the property and offering excellent views over the open countryside beyond, having been designed with ease of maintenance in mind to, at present, provide a predominately paved area interspersed by established and well-stocked floral and herbaceous beds. The garden also features a timber storage shed.

CONDITIONS
All purchasers must be 60 years of age or over, or in excess of 55 years and in receipt of disability allowance.

INTERVIEW
Prior to a commitment to purchase, a purchaser will need to attend an interview with the Scheme Manager.

FACILITIES
Oswestry Road retirement properties/complex offers the following facilities: On-site Scheme Manager, window locks, cavity wall insulation, parking spaces, gas central heating, 24 hour emergency alarm system with pull cords in each room, light switches and sockets set at such a position to avoid bending and stretching, service charge which includes external maintenance.

SERVICE CHARGE
We are advised of a current service charge of £206.40 per calendar month.

SERVICES
We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE
We are informed that the property is of Leasehold tenure with a term of 125 years from and including 1st June 2017 (less one day).

N.B.
Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease, which are understood to be approximately £450 +VAT

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is in Band ' B ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.