





45 Jasmine Gardens, Oswestry, SY11 1UA
Offers In The Region Of £279,995

The property enjoys an elevated position within this popular residential locality which is convenient for Oswestry town. This property offers spacious accommodation comprising, Reception Hall with cloakroom, Living Room, Dining Room and Kitchen, Landing, To the first floor are three bedrooms and family bathroom. Externally offering garage and parking, front and rear gardens. Warmed by gas fired central heating and benefiting from UPVC double glazing.



LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

ENTRANCE HALL

15'11 x 3'6 (4.85m x 1.07m)

With staircase leading to the first floor landing, under stairs storage cupboard, ceiling light, radiator and doors off to;

LIVING ROOM

15'11" x 12'0" (4.87 x 3.68)

With UPVC double glazed window to the front elevation overlooking the garden, wood effect flooring, feature fire surround with inset gas fire, ceiling light, radiator and archway through to:

DINING ROOM

10'0" x 9'4" (3.07 x 2.85)

With UPVC double glazed French doors to the rear elevation leading out to the patio entertainment area, wood effect flooring, ceiling light and radiator.

KITCHEN

10 x 8'11 (3.05m x 2.72m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated appliances to include fridge/freezer, oven with hob and extractor hood over and dish washer. Window to the rear overlooking the garden, ceiling light and uPVC rear door.

CLOAKROOM

4'11 x 2'6 (1.50m x 0.76m)

With low level WC and wash hand basin.

FIRST FLOOR**LANDING**

With loft hatch, built in storage cupboard, uPVC window to the side, ceiling light and doors off to;

BEDROOM ONE

14 x 9'4 (4.27m x 2.84m)

With uPVC window to the front, ceiling light and radiator.

BEDROOM TWO

12'1 x 11'10 (3.68m x 3.61m)

With uPVC window to the rear with lovely views, ceiling light and radiator.

BEDROOM THREE

9'1 x 4'10 (2.77m x 1.47m)

With uPVC window to the front, over stairs storage cupboard, ceiling light and radiator.

BATHROOM

6'8 x 6'7 (2.03m x 2.01m)

Modern white suite comprising low level WC, shower cubicle and wash hand basin. UPVC window to the rear, tiled walls, heated towel rail and ceiling light.

EXTERNAL**GARAGE**

17'2 x 8'11 (5.23m x 2.72m)

With up and over door opening onto the driveway, pedestrian door to the rear, power and lighting.

STORE ROOM

Accessed from the rear garden, housing the boiler, storage room and ceiling light.

DRIVEWAY

There is a driveway accessed from the cul-de-sac to provide parking. The driveway is a steep/sloped driveway.

GARDENS

To the front of the property there is a lawn garden and hedge border. There is a pathway leading around to the side giving gated access to the rear and a further side lawn area.

The rear garden is a real feature offering beautiful views over the town and beyond. The lawn is in three levels offering a patio area and lawn at the top, steps down to a further lawn, and garden shed with hedge and fence to borders.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains gas, electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 13 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Proceed out of town on Beatrice Street and follow the road round, bearing left onto Gobowen Road and taking the last left turn onto Jasmine Gardens. Follow the road up hill and bear around to the left at the top and the property is on your left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.