





16 Western Avenue, Whittington, SY11 4BP
Offers Over £290,000

Beautifully upgraded and extended family home, set in the sought after village of Whittington in a cul-de-sac location. the property offers spacious living accommodation and good sized bedrooms. In brief the accommodation affords entrance hall, Living room, kitchen, dining room and extended family room. Four bedrooms, bathroom, ensuite, and office. Externally there is a driveway for parking and enclosed rear garden and side patio.



LOCATION

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

ENTRANCE

Through PVC front door into entrance hall with stairs rising to the first floor, ceiling light and door into;

LIVING ROOM

Light and airy room with window to the front elevation, ceiling light, radiator and feature fireplace with inset gas fire. Door into;

KITCHEN

Beautiful modern kitchen fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and integrated appliances to include fridge/freezer, oven and gas hob with extractor hood over. Tiled flooring, uPVC window overlooking the garden, breakfast bar, spotlighting and radiator. Built in storage cupboard and door into;

DINING ROOM

Continuation of tiled flooring, ceiling light and radiator. Opening into the family room and door into the garage.

FAMILY ROOM

A real feature to the house offering spacious living accommodation with uPVC windows overlooking the garden and double doors opening on to the patio entertainment area. Ceiling light , continuation of tiled flooring and radiator.

FIRST FLOOR**BEDROOM ONE**

This being an extension to the house, the principle room offering ample storage with built in wardrobes to one wall, feature window to the side and uPVC window to the front, ceiling light and radiator. There is a dressing area and door into the ensuite and office.

ENSUITE

Modern suite comprising enclosed shower cubicle, vanity unit with was hand basin and low level WC. Tiles to walls and floors, uPVC frosted window to the rear, ceiling light and extractor fan.

OFFICE

Coming off from the principle bedroom with uPVC window to the rear and ceiling light.

BEDROOM TWO

Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM THREE

Double room with uPVC window to the rear, ceiling light and radiator.

BEDROOM FOUR

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

BATHROOM

Modern suite comprising panelled bath with shower over, low level WC and wash hand basin. Tiles to walls and floors, uPVC window to the rear, and ceiling light.

EXTERNAL**GARAGE**

With electric door opening onto the driveway, and uPVC window to the side. The garage is fitted with a utility area with wall and base units, sink and drainer and void/plumbing for white goods. Ample storage cupboards, power and lighting.

FRONT

To the front of the property is a blocked paved driveway and gate leading around to the side.

REAR

Enclosed rear garden with lawn area and patio to the rear and side. Raised border and workshop with power and lighting. The rear garden is enclosed with fencing and there is a trainline beyond this.

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 electric, water, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 23 Mbps & Superfast 77 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

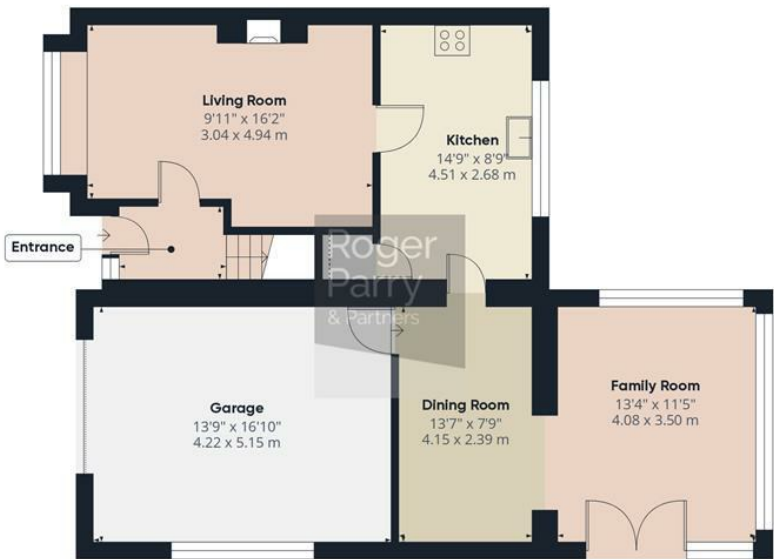
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

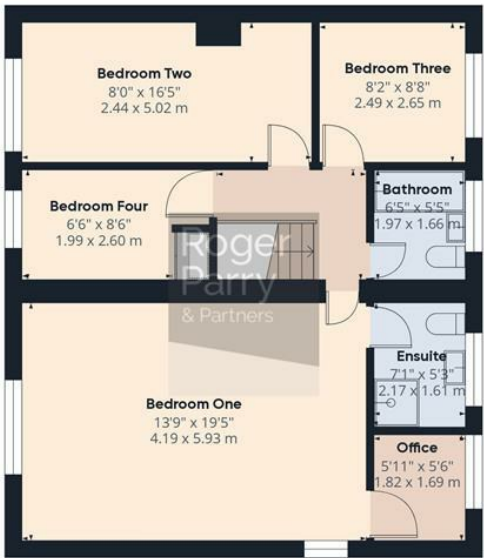
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1544.62 ft²
143.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: A
EPC Rating: To be confirmed
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:

From Oswestry town centre continue down Gobowen Road and turn right under the railway bridge onto Whittington Road. Continue and on reaching the large roundabout on the bypass continue straight ahead signposted Whittington. Continue into the village over the railway crossing, and take the second right into Western Avenue, where the property will be straight at the head of the cul-de-sac.

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.