







32 Llanforda Rise, Oswestry, SY11 1SY  
Asking Price £395,000

A superb five bedroom detached family home situated in a popular residential area. The property is in need of modernisation but boasts potential with spacious accommodation and annexe. The property also benefits from parking and a double garage along with well maintained gardens and a great location within the town. In brief the accommodation affords Entrance hall with cloakroom, living room, dining room, kitchen, and utility. To the first floor are four bedrooms and family bathroom. There is an annexe adjoining the main house with lounge, bathroom, and bedroom. Double garage, driveway for parking and front and rear gardens.









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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

2060.51 ft<sup>2</sup>  
191.43 m<sup>2</sup>

Reduced headroom

19.3 ft<sup>2</sup>  
1.79 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**LOCATION**

Llanforda Rise is a prime residential area set on the fringe of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North

**ENTRANCE HALL**

Through wood and glazed front door, ceiling light, built in storage cupboard and doors off to;

**CLOAKROOM**

With low level WC, wash hand basin, window to the front, ceiling light and radiator.

**LIVING ROOM**

19'9 x 11'1 (6.02m x 3.38m)

Light and airy room with large window to the front and sliding doors opening onto the rear patio. Out built log burner, ceiling light and radiator. Door into;

**DINING ROOM**

14'7 x 12'2 (4.45m x 3.71m)

With sliding doors opening onto the rear patio, ceiling light and radiator. Stairs rising to the first floor, door into the hallway and kitchen.

**KITCHEN**

12'11 x 8'7 (3.94m x 2.62m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below window overlooking the garden. Void for appliances, part tiled walls, ceiling light and door into rear hall and utility.

**UTILITY**

8 x 6'9 (2.44m x 2.06m)

Work surfaces with void below for appliances, sink with mixer tap and drainer. Part tiled walls and ceiling light.

**REAR HALL**

3'5 x 11'8 (1.04m x 3.56m)

With wood and glazed door leading onto the side, stairs to first floor annexe, door into the garage and ceiling light. Door into;

**ANNEXE LOUNGE**

With sliding door opening onto the rear garden, window to the rear, radiator and ceiling light.

**ANNEXE BATHROOM**

8'4 x 4 (2.54m x 1.22m)

Panelled bath with shower over, low level WC and wash hand basin. Window to the rear, ceiling light, radiator and part tiled walls.

**ANNEXE BEDROOM**

13'10 x 11'7 (4.22m x 3.53m)

Double room with sliding doors opening onto the balcony, built in storage cupboards, ceiling light and radiator.

**LANDING**

Built in storage cupboard, ceiling light, window to the front, radiator and doors off to;

**BEDROOM ONE**

12'7 x 12 (3.84m x 3.66m)

Double room with built in storage cupboards, window to the rear, ceiling light and radiator.

**BEDROOM TWO**

11'4 x 8'8 (3.45m x 2.64m)

Double room with window overlooking the rear garden, built in storage cupboard, ceiling light and radiator.

**BEDROOM THREE**

11'2 x 9'1 (3.40m x 2.77m)

Double room with window overlooking the rear garden, built in storage cupboard, ceiling light and radiator.

**BEDROOM FOUR**

8 x 7'6 (2.44m x 2.29m)

With window to the front, built in storage cupboard, radiator and ceiling light.

**BATHROOM**

5'10 x 5'10 (1.78m x 1.78m)

Panelled bath with shower attachment, pedestal wash hand basin. Part tiled walls, ceiling light,

**WC**

2'11 x 6'2 (0.89m x 1.88m)

Separate WC and wash hand basin. Window to the front, part tiled walls and ceiling light.

**EXTERNAL****GARAGE**

16'11 x 16'4 (5.16m x 4.98m)

With up and over door to the front, window to the side, internal door into the rear hall, power and lighting.

**FRONT**

There is a long driveway to the front with parking area and lawn gardens either side. The front garden being mainly laid to lawn with shrubs and bushes for privacy. There is a fence and hedging to borders, and access path to the one side leading around to the rear.

---



**REAR**

The rear garden has a patio entertainment area, lawn and to the rear is a well stocked area with trees and shrubs with summer house and garden shed.

**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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 003 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 E. 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.

**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.





**Local Authority:** Shropshire

**Council Tax Band:** E

**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:**

Go out of town towards Welsh Walls, turn into Brynhafod Road. Turn left into Llanforda Rise and proceed up the road where the property will be seen on the right hand side next to the care home.

### **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.