





12 Cabin Lane, Oswestry, SY11 2LY
Asking Price £245,000

A spacious three bedroom family house well paced for Oswestry centre and local facilities. The property has been extended and benefits from no onward chain. In brief the accommodation affords entrance hall, living room, dining room, conservatory, kitchen and utility area. To the first floor are three bedrooms and family bathroom. The attic has been converted into a further room. Externally there is front and rear gardens, driveway and garage.



LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London.

PORCH

Storm porch with hardwood front door and stain windows.

ENTRANCE HALL

14'0" x 4'5" (4.28 x 1.37)

Light and airy hallway with a ceiling pendant, wooden flooring, radiator and stained glass window with access to the dining/living room and kitchen. Stairs to first floor.

LIVING/DINING ROOM

26'2" x 11'1" (7.99 x 3.38)

Open living /dining room with bay window facing the front of the property, feature fireplace with inset gas fire and ceiling light. Opening into the dining area with sliding doors into the sun room, wall lights and radiator.

SUNROOM

8'7" x 9'3" (2.64 x 2.82)

With wood effect flooring, ceiling fan light, and double doors opening onto the rear patio.

KITCHEN

17'9" x 7'3" (5.43 x 2.23)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below double glazed window to the side. Void for appliances, part tiled walls, spotlighting, radiator and door to the side. Under stairs storage/pantry offering shelving, window to the side and ceiling light. To the rear of the kitchen is access to a further storage area housing the boiler and offers plumbing and space for washing machine and tumble dryer. Ceiling light and window to the rear.

LANDING

10'6" x 3'0" (3.21 x 0.92)

With stain glass window to the side, ceiling light and doors off to;

BEDROOM ONE

15'5" x 8'11" (4.72 x 2.73)

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

BEDROOM TWO

8'11" x 7'4" (2.74 x 2.26)

With uPVC window to the rear, ceiling light, radiator and fitted wardrobes.

BEDROOM THREE

8'7" x 9'1" (2.63 x 2.78)

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

BATHROOM

5'9" x 7'3" (1.77 x 2.22)

Modern white suite comprising a bath and wash hand basin. UPVC window to the rear, part tiled walls, heated towel rail, storage cupboard and ceiling spot lights.

WC

2'8" x 4'0" (0.82 x 1.24)

WC and ceiling light.

INNER LANDING

3'10" x 10'10" (1.19 x 3.31)

Wooden flooring with access to bedroom two and includes a metal spiral staircase to the loft space and ceiling light.

ATTIC ROOM

15'0" x 12'9" (4.59 x 3.89)

With eaves storage, ceiling lighting, Velux window to the rear and exposed brick wall to one side.

EXTERNAL**FRONT**

To the front of the property is an area laid to lawn with pathway leading to the front door. Wall and gates to boundary with driveway .

REAR EXTERNAL

Patio entertainment area, and garden laid to lawn with fence and hedging to boundaries.

GARAGE

With up and over door to the front, power and lighting.

Agency Note (paragraph)**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. We understand the Broadband Download Speed is: Standard 13 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely & Limited. 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: 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:

Proceed through town along Salop Road. Turn left onto Middleton Road and continue along onto Cabin Lane. The property will be seen on the right hand side as identified by our for sale board.

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.