





27 Windsor Road, Oswestry, SY11 2UB
Offers In The Region Of £185,000

A neatly presented two bedroom semi detached bungalow, located in a quiet residential area, offering comfortable and practical single-level living, ideal for a range of buyers including downsizers, first-time buyers, or those looking for a low-maintenance home.



LOCATION

The property is situated in a popular residential area within easy walking distance of the centre of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides services links to Manchester and Birmingham whilst the town has an excellent bus service.

LIVING/ DINING ROOM

13'10" x 17'11" (4.24 x 5.48)

With uPVC front door opening into a bright and airy Living Room/ Dining area, where a feature log burner, elegant laminate flooring, and a large picture window create a warm and inviting versatile living space. Ceiling light, wall lights and radiator. Doors leading off to kitchen and accommodation.

KITCHEN

7'9" x 15'8" (2.38 x 4.80)

Fitted kitchen that is both functional and stylish, with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and void for washing machine. Integrated appliances including gas hob, oven. Tiled flooring, ceiling light, radiator, window to the rear and side. There is also a side entrance for easy access to the garden.

INNER HALLWAY

The accommodation continues with an inner hallway leading to two well-proportioned bedrooms and bathroom.

BEDROOM ONE

10'11" x 11'8" (3.33 x 3.56)

The first bedroom is a double room with fitted wardrobe to one wall, radiator, ceiling light and a window which overlooks the peaceful rear garden.

BEDROOM TWO

10'7" x 8'8" (3.24 x 2.66)

With window to rear of the property offering a pleasant outlook over the garden. Radiator and ceiling light.

BATHROOM

7'9" x 6'7" (2.38 x 2.03)

Comprising WC, wash basin, bath with shower over, radiator, double glazed frosted window to side.

EXTERNAL

The property includes gardens to both the front and rear. To the front of the property is ample parking with tarmac driveway and a neatly laid lawn area. A further large gate, with pedestrian gate leads to a workshop and rear garden. Offering a generous, well-landscaped tiered space comprising two sections separated by a flower bed, the lower

area comprises of a grassed section, a patio and a lean to canopy, perfect for use in all weathers. A stairway leading to the upper section of the garden which has been gravelled, making it low maintenance and is edged with bushes, offering privacy.

The property also benefits from solar panels. The vendor has informed us the solar panels are leasehold. They were on a 25 year lease (10 years remaining) Within the lease the property gets the free electric and the leaseholder benefits from the tariff. Once the lease is up, the solar panels remain on the property and the owner then receives the electric and tariff.

WORKSHOP

12'5" x 13'9" (3.8 x 4.2)

Metal and timber frame workshop with double doors.

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 12 Mbps & Superfast 80 Mbps . Mobile Service: Good outdoor. 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 B. We would recommend this is confirmed during pre-contact enquires.

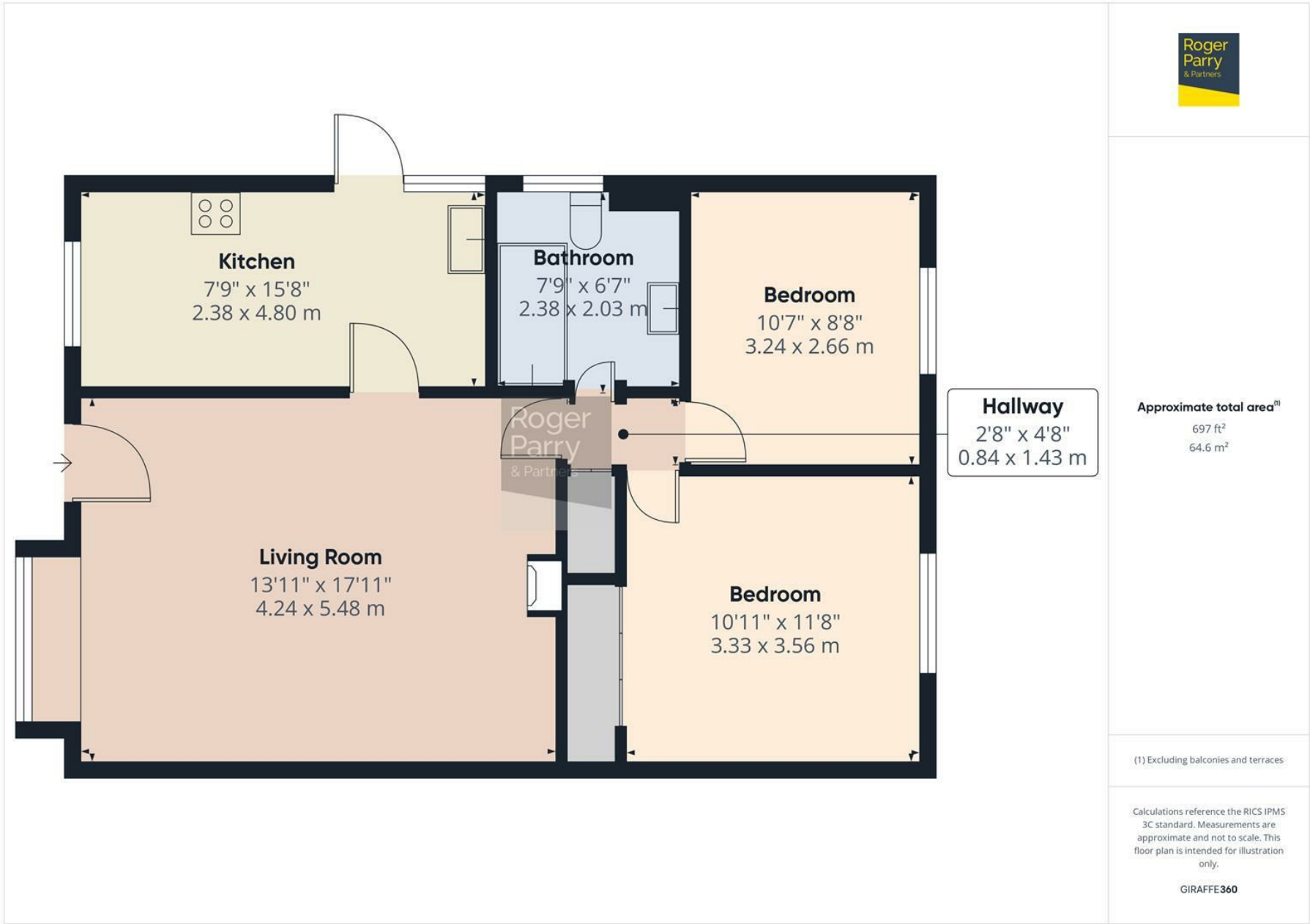
SURVEYS

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)



General Services:

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating:

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:

Head out of town onto Beatrice Street then follow the road round onto Gobowen Road, taking the last right turn onto Whittington Road. take the right turn onto Unicorn road and then take the second left turn onto Windsor road, where the bungalow will be on the 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 a 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.