Roger Parry & Partners

18 Oswald Place, Oswestry, SY11 2TF

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Offers In The Region Of £199,995

Located near Oswestry town centre this three bedroom town house is positioned in a convenient location and boasts spacious accommodation over three floors. The property has been updated throughout and benefits from a rear landscape garden. The accommodation briefly comprises; Kitchen, living room, conservatory and downstairs cloakroom. The first floor has two double bedrooms and family bathroom, to the second floor you will find the principle bedroom with dressing room and en-suite.

LOCATION
Oswestry provides a wide selection of shopping, leisure and healthcare facilities. Excellent road links via the A483 and A5 give easy access to Wrexham, Shrewsbury and Chester, with rail services available at Gobowen (approximately 3.5 miles) connecting to the national network. The surrounding Shropshire and Welsh border countryside offers a wealth of walking, riding and outdoor pursuits.

HALLWAY
The front door of the property opens into the hallway which has been opened to create a space between the kitchen and lounge area. With an exposed brick wall adding character to this property, ceiling light and door leading into the downstairs W.C.

KITCHEN
9'3 x 15 (2.82m x 4.57m)
Modern kitchen fitted with a wide range of wall and base units, the complimentary work surface is fitted with a ceramic hob and built in electric oven below, integrated appliances have been applied to utilize the kitchen space with dishwasher, fridge and freezer installed with under unit space for a washing machine. Windows to the front, ceiling light and tiled flooring.

LIVING ROOM
13'7 x 15 (4.14m x 4.57m)
An excellent living space with bi-fold doors opening into the conservatory allowing the lounge area to be an ideal family room, Multi-fuel burner set into an inglenook fireplace with timber lintel, stairs lead to the first floor, wood style flooring.

CONSERVATORY
8'4 x 10'5 (2.54m x 3.18m)
Brick and uPVC construction with large window overlooking the garden and French doors opening to the rear patio.

CLOAKROOM
3'2 x 4'4 (0.97m x 1.32m)
Fitted with a low level WC, wall mounted combi boiler, opaque window to the front.

FIRST FLOOR
9'3 x 5'5 (2.82m x 1.65m)
Radiator, door to inner landing with UPVC double glazed window to the rear aspect and staircase to first floor.

BEDROOM TWO
9'3 x 10'6 (2.82m x 3.20m)
UPVC double glazed window to the front aspect, radiator and door to Jack and Jill bathroom.

BEDROOM THREE
12'2 x 9'2 (3.71m x 2.79m)
Dual aspect with UPVC double glazed windows to the side and rear, radiator and door to:

JACK AND JILL BATHROOM
10'7 x 4'1 (3.23m x 1.24m)
Comprising panelled bath with separate "Triton" shower over and glazed screen, low level W.C., pedestal wash hand basin with mixer tap, fully tiled walls, tiled floor, heated towel rail, inset ceiling lights and a UPVC double glazed window to the side.

SECOND FLOOR

BEDROOM ONE
13 x 15'1 & 10'1 x 8'4 (3.96m x 4.60m & 3.07m x 2.54m)
Dual aspect UPVC double glazed windows to the rear and side, radiator, vaulted ceiling and opening to dressing room.
The dressing room has a uPVC double glazed window to the front and walk in cupboard.

ENSUITE
White suite comprising low level WC, shower cubicle with rain head shower, pedestal wash hand basin, part tiled walls, tiled floor, heated towel rail, UPVC double glazed window to the side.

EXTERNAL

GARDEN
To the rear of the property is a private and easily maintainable garden, fully paved with raj sandstone this dual tier garden can be used all year round. gated access to the side of the property.

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 19 Mbps & Ultrafast 2300 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- Shropshire. 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)

Approximate total area(1)
94.2 m²
1013 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: A
EPC Rating: D
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.

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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.