



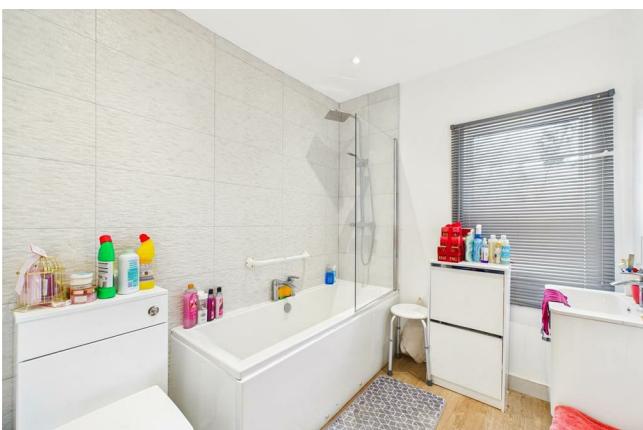


17 Whittington Road, Oswestry, SY11 1HY
Offers In The Region Of £275,000

A fully refurbished four bedroom detached property situated in a quiet location set back off Whittington Road in Oswestry. The property now provides spacious and well appointed living accommodation alongside generously sized rear gardens. The property is fully double glazed and warmed by a gas fired central heating system. There are three reception rooms on the ground floor while the first floor bedrooms are all good sized (Three doubles and one single). Early inspection is highly recommended.

Location

The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. 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 links to Manchester and Birmingham.



ENTRANCE HALL

4'7" x 3'2" (1.41 x 0.98)

Radiator and door into:

HALLWAY

18'6" x 5'5" (5.64 x 1.66)

Stairs to first floor landing, stairs to cellar, radiator and doors off to:

CLOAKROOM

2'8" x 6'0" (0.82 x 1.83)

Concealed flush w.c. with wash hand basin over, radiator and wood effect flooring.

SITTING ROOM

11'3" x 9'8" (3.44 x 2.95)

Window to the front, radiator and ceiling light.

LIVING ROOM

11'7" x 11'8" (3.55 x 3.58)

Bay window to the side, ceiling light and radiator.

DINING ROOM

9'6" x 9'8" (2.92 x 2.97)

Window to the front, ceiling light, radiator and cupboard housing 'Ideal' gas fired boiler.

KITCHEN

13'8" x 9'3" (4.18 x 2.84)

Modern fitted kitchen comprising a range of matching base and eye level wall units with worktops over and inset stainless steel sink/drainer. Integrated oven and 5 burner gas hob with extractor hood over. Space/plumbing for washing machine and fridge freezer. Vertical radiator and part glazed uPVC door to gardens.

CELLAR

Steps leaving down to a cellar ideal for storage.

LANDING

10'8" x 5'5" (3.27 x 1.66)

Window to the rear, ceiling light and doors off to:

BEDROOM ONE

11'9" x 8'5" (3.60 x 2.59)

Double room with radiator and access to loft space. UPVC window to the front of the property.

BEDROOM TWO

11'5" x 9'8" (3.48 x 2.97)

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

BEDROOM THREE

9'11" x 9'8" (3.04 x 2.95)

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

BEDROOM FOUR

7'5" x 7'7" (2.27 x 2.33)

Single room currently used as a dressing room. Steps leading down, uPVC window to the side, radiator and ceiling light.

FAMILY BATHROOM

7'9" x 6'11" (2.37 x 2.11)

White suite comprising a panel bath with mixer shower over, wash hand basin with vanity unit below and low level flush WC. Wood effect flooring, heated towel rail and extractor fan.

OUTSIDE

The property includes good sized gardens at the rear including a large paved patio, raised lawns and access paths to either side of the property leading to the shared access driveway at the front. There is currently no allocated parking provision with the property, but there is street parking.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contact enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 14 Mbps & Superfast 330 Mbps. Mobile Service: Good outdoor/ Variable indoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contact enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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: B

EPC Rating: C

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 proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. Continue ahead and the access road to the property will be found on the left hand side opposite the turning right for Unicorn Road. Please secure parking in an alternative location and proceed on foot to the property.

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 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.

