

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £169,950

50 Ash Road, Oswestry, Shropshire, SY11 1NB

🛏 3 Bedrooms

🚿 1 Bathroom

50 Ash Road, Oswestry, Shropshire, SY11 1NB



General Remarks

A spacious and much improved three bedroom end of terrace property situated in a quiet pedestrianised location at the end of Ash Road in Oswestry. The property offers generously sized living accommodation throughout alongside low maintenance rear gardens in this central location within the town. The property is warmed by gas fired central heating and is fully uPVC double glazed. Recent improvement works have included a new kitchen, new bathroom, new boiler and a new consumer unit alongside other electrical wiring. Internal 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.

Accommodation

A uPVC door at front of the property leads into:

Side Entrance Hall: 25' 2" x 2' 10" (7.67m x 0.87m) With part glazed door into:

Kitchen: 13' 10" x 7' 5" (4.22m x 2.25m)

Modernised Kitchen comprising a range of matching base units and eye level wall cupboards. Fitted worktops, 4 ring induction hob with extractor hood over, integrated electric fan assisted oven/grill, integrated microwave, integrated fridge

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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freezer, ceramic 1.5 bowl sink and drainer with hose style mixer tap above. Part glazed uPVC door to rear garden and opening into:

Utility/Boiler Area: 6' 11" x 2' 4" (2.10m x 0.71m) With space/plumbing for washing machine, 'Worcester' gas fired boiler and door to:

Shower Room: 6' 4" x 3' 9" (1.94m x 1.15m) Modernised suite comprising a fitted shower cubicle with electric shower and aqua board surround, wash hand basin with vanity cupboard

below and low level flush w.c. Quarry tiled floor, part tiled walls and extractor fan.

Dining Room: 11' 9" x 12' 2" (3.58m x 3.72m) Door off Kitchen into Dining Room with radiator, staircase to first floor landing and door to:

Living Room: 11' 11" x 12' 2" (3.63m x 3.72m) Radiator, TV/telephone point, Timber fire surround and part glazed uPVC door to front of property.





Staircase to first floor landing: Access to fully boarded/insulated loft space via loft ladder and doors off to:

Bedroom 1: 14' 7" x 11' 11" (4.44m x 3.64m)
Radiator.

Bedroom 2: 12' 3" x 8' 11" (3.74m x 2.73m)
Radiator.

Bedroom 3: 10' 9" x 7' 0" (3.27m x 2.13m)
Radiator and airing cupboard.

Outside: To the rear of the property is an enclosed yard garden providing seating space and bordered by raised flower beds/brick walls. There is also a timber garden shed with electric power point.

EPC Rating: EPC Rating - Band 'D' (58).

Council Tax Band: Council Tax Band A.

Local Authority: Shropshire County Council.

Services: We are informed that the property has connections to mains water, gas, electricity and drainage.

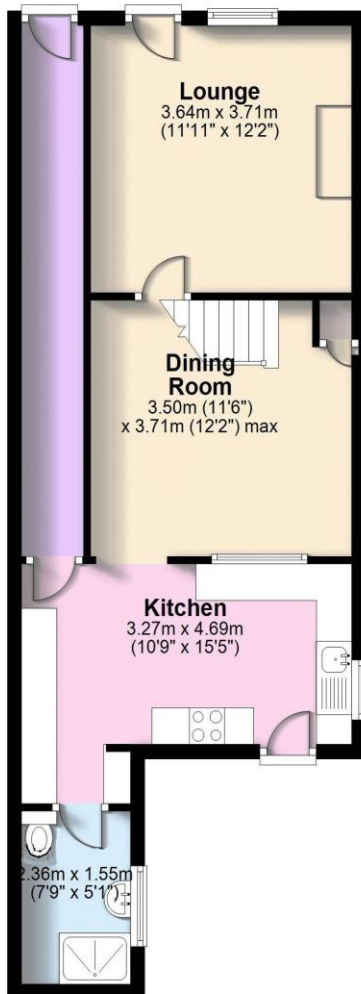
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Oswestry town centre proceed up Willow Street to the crossroads and take the second left turn into Prince Street. Continue to the end of the road, turn right and then take the first left into Ash Road. Continue to the end of road where the street becomes pedestrianised and the property will be found on the right hand side as identified by the agents board.



Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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