



Offers in the region of £179,950

2 School View, Oswestry,  
Shropshire, SY11 2TN

🏠 2 Bedrooms

🚿 1 Bathroom

## 2 School View, Oswestry, Shropshire, SY11 2TN



### General Remarks

A well presented and ideally located two bedroom mid terrace property situated in this easily accessible location close to all of Oswestry's amenities. The property benefits from off road parking, a rear conservatory addition and useful loft room.

There is gas fired central heating throughout and uPVC double glazing. It would make an ideal first time buy, investment property or downsizing move and early inspection is highly recommended as the property is offered for sale with no onward chain.

**Location:** The property is situated close to 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 County Town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.



### Accommodation

Part glazed stable door into:

**Kitchen:** 13' 11" x 7' 5" (4.23m x 2.25m) Having a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with gas hob and extractor hood over. Space/plumbing for a washing machine, dishwasher and fridge freezer. Radiator, tiled floor, part tiled walls, Glow-worm gas fired boiler and archway to:

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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.

**Living Room:** 11' 1" x 10' 10" (3.38m x 3.31m)

With feature fireplace, tiled floor, radiator, understairs storage cupboard, door to rear hall and opening into:

**Conservatory:** 8' 2" x 7' 5" (2.50m x 2.25m)

Radiator and telephone point.

**Rear Hall:** Radiator, tiled floor, thermostat, part glazed door to garden and stairs to:

**First Floor Landing:** With folding ladder providing access to loft room and doors off to:

**Bedroom 1:** 13' 11" x 10' 2" (4.25m x 3.11m max.)

includes overstairs storage cupboard Feature fireplace, radiator and overstairs storage cupboard.

**Bedroom 2:** 8' 3" x 7' 11" (2.52m x 2.42m)

Radiator.

**Loft Room:** 13' 11" x 9' 10" (4.24m x 3.00m max. - limited head room)

Accessed via a folding ladder from the landing with light and power facilities laid on.





**Outside:** At the front of the property is a good sized driveway providing off road parking provision, bordered by fencing and a raised bed. A pedestrian gate provides access to a small enclosed yard. At the rear there is an additional enclosed garden with paved path, decking and shrubbery borders.

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

**Services:** The property has mains electricity, water, gas and drainage connections.

**Council Tax Band:** Council Tax Band 'A'.

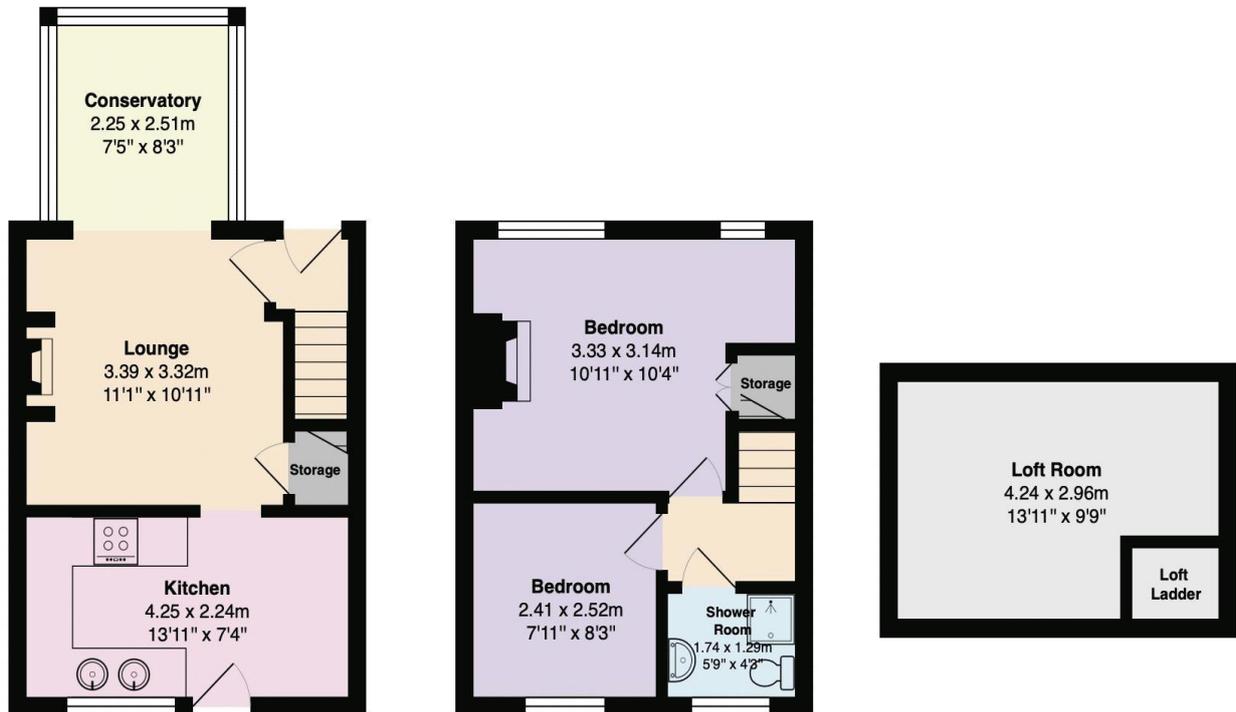
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Rating:** EPC Rating - Band 'D' (57).

**Directions:** From Oswestry town centre proceed up Church Street to the traffic lights at which turn right onto Upper Brook Street, take the second right turn just beyond the pedestrian crossing into Oswalds Well Lane. The property can be found on the left hand side.



2, School View, Upper Brook Street, Oswestry, SY11 2TN



Total Area: 67.1 m<sup>2</sup> ... 723 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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