



Asking Price £125,995

184 Oswestry Road, Ellesmere, SY12 0BY

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 2 Bedrooms

 1 Bathroom

# 184 Oswestry Road, Ellesmere, SY12 0BY



## General Remarks

Well maintained two-bedroom bungalow situated in this popular retirement complex occupying a good size south-west facing enclosed garden along with allocated parking.

**Location:** The property is located within a much sought after residential development within walking distance of Ellesmere town centre. Ellesmere is well served with a range of local shops as well as a larger supermarket. The local Meres and Shropshire Union Canal provide a range of leisure and recreational facilities adding to the rural charm of the area. It is well located for accessing the larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station at nearby Gobowen with direct links to Birmingham and beyond.

## Accommodation

### Partly Glazed Entrance Door:

**Reception Hall:** Built-in storage cupboard also housing boiler (new boiler installed 2024). Radiator.

**Kitchen:** 8' 0" x 7' 4" (2.45m x 2.24m) Tiled floor. Range of fitted wall cabinets and matching base units with worktop surface above, partly tiled walls. Stainless steel sink unit and drainer with mixer tap. Spaces for appliances to include refrigerator, washing machine and cooker.

**Lounge:** 15' 11" x 10' 8" (4.84m x 3.26m) Radiator. Glazed door allowing access onto patio area and rear garden.

**Bedroom One:** 11' 2" x 8' 10" (3.41m x 2.69m) Built-in wardrobe with cupboard above, radiator.

**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 expressively 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.

**Fully Tiled Shower Room:** 6' 9" x 5' 8" (2.06m x 1.72m) Matching suite comprising: corner shower cubicle with dual head mains fed shower, pedestal wash hand basin with wall mirror above, low level flush w.c., heated towel rail, wall mounted mirror door cabinet. Wood effect vinyl flooring.

**Bedroom Two:** 8' 2" x 7' 10" (2.48m x 2.40m)  
Radiator.

**Outside:** The property is approached over a tarmac pathway flanked with side by lawned area. Built-on store cupboard at the property with a patio slab pathway allowing access to the side and rear. The enclosed south-west facing rear garden enjoys a good-sized plot and is mainly laid to lawn with gravel border for ease of maintenance and some small mature trees and shrubs in place. Two timber garden store sheds. External fitted awning.

**Tenure:** We understand the property is Leasehold with an original term of 125 years from 2018.

**Services:** We understand that the property has the benefit of mains water, drainage, electricity and gas.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000.

**Council Tax Band 'B' EPC Rating 71|C:**

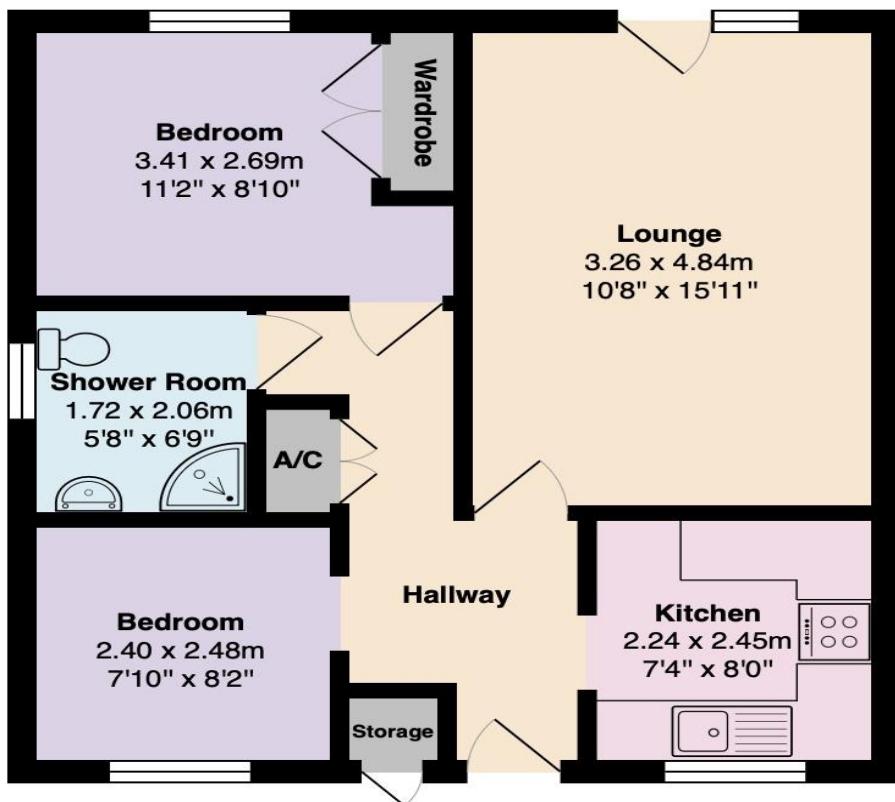
**Service Charge:** A monthly service charge of £206.40 per calendar month which includes building insurance.

**Additional Information:** The property is leasehold set on a scheme manager site, presently managed by Midland Heart Ltd. Potential purchasers must be aged 60 or over, or aged 55 with a disability and will be required to submit an application and undergo an interview prior to any offer being accepted. Please note that there are legal fees to be paid by the purchasers for the grant of a new lease. For further information, please contact the selling agent.

**Directions:** From the town centre in Ellesmere proceed out of the town along Scotland Street signposted for Oswestry. Follow the road round to the right and take the next right opposite 'Lakelands School' into Beech Grove to the crossroads, turn left into Beech Drive, continue straight ahead to the junction turn right into Oswestry Road development proceed for a short distance and no:184 can be identified on the left handside by the agent's For Sale board.

**What3Words:** //travel.plump.coining:

184, Oswestry Road, Ellesmere, SY12 0BY



Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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