



Asking Price £129,995

136 Oswestry Road, Ellesmere, SY12 0BY

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 2 Bedrooms

 1 Bathroom

# 136 Oswestry Road, Ellesmere, SY12 0BY



## General Remarks

Semi-detached bungalow situated in this popular retirement complex. Enclosed rear garden and off-road 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

**Reception Hall:** Matwell, radiator, built-in double door airing cupboard with slatted shelving and housing hot water cylinder. Access to roof space.

**Kitchen :** 8' 0" x 7' 3" (2.43m x 2.22m) Tiled flooring, stainless steel single drainer sink unit with mixer tap and cupboards under, roll topped work surface to either side, freestanding Belling cooker with tiled splash, further work surfaces with base units below, matching eye level units, double glazed window to front elevation, partly tiled walls.

**Lounge:** 16' 1" x 10' 10" (4.90m x 3.29m) Radiator. French doors into conservatory.

**Conservatory:** 12' 4" x 7' 5" (3.77m x 2.25m) Tiled floor, glazing onto three aspects, and glazed double doors leading to the gardens.

**Bedroom One:** 8' 11" x 8' 4" (2.72m x 2.53m) Recessed fitted wardrobe, 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' 10" x 5' 8" (2.09m x 1.72m) Vinyl flooring, fully tiled shower cubicle, pedestal wash hand basin with mirror fronted vanity cabinet over, low level flush w.c,

**Bedroom Two:** 8' 0" x 7' 10" (2.44m x 2.39m)  
Radiator.

**Outside:** The property is approached over a tarmac driveway providing parking, small, paved patio area flanked to one side by lawn. Store cupboard. The rear garden briefly comprises a paved patio area, lawn area with borders. Garden store shed.

**Tenure:** We understand the property is Leasehold with an original term of 125 years from and including 1st June 2017 (less one day).

**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 70|C:**

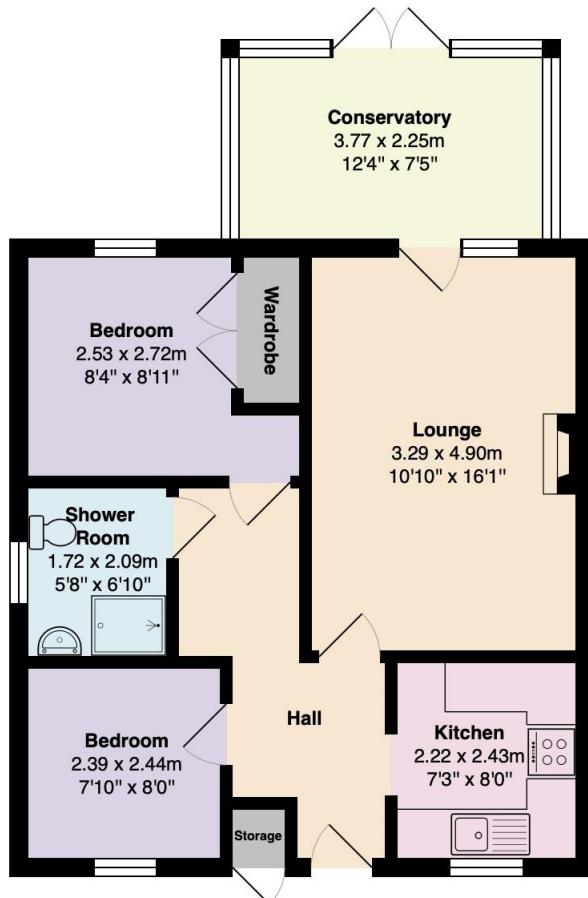
**Service Charge:** A monthly service charge of £206.40 per calendar month which includes building insurance.

**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 where the property can be identified on the right-hand side by the agent's For Sale board.

**What3Words://arrives.lottery.headlines:**

136, Oswestry Road, Ellesmere, SY12 0BY



Total Area: 60.5 m<sup>2</sup> ... 652 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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