

Town & Country

Estate & Letting Agents



9 Middleton Close, Oswestry, SY11 2XS

Offers In The Region Of £185,000

WITH NO ONWARD CHAIN!! Set within the popular Middleton Close area of Oswestry, this delightful extended and recently refurbished semi-detached home presents an excellent opportunity for those seeking a stylish, move-in-ready property in a desirable residential location. The accommodation offers two well-proportioned bedrooms lounge, separate dining room and a modern kitchen and bathroom making it ideal for couples, first-time buyers, or those looking to downsize without compromising on comfort. The layout has been thoughtfully designed to provide a practical yet welcoming living environment, with well-balanced living spaces that create a warm and inviting atmosphere—perfect for both relaxing and entertaining.

Externally and internally, the property benefits from its recent refurbishment, offering a fresh and contemporary feel throughout, while still allowing scope for personal touches.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around, taking a left onto Beatrice Street. At the junction turn right and follow the one-way system back into the town centre and left onto Salop Road. Turn left at the crossroads onto Middleton Road. Proceed along, straight ahead at the mini roundabouts, onto Cabin Lane. Turn right onto Prince Charles Road, then left onto Middleton Road. Turn left onto Aston Way, then left again onto Middleton Close, where the property can be identified by our for sale board.

Entrance



Accessed via a front entrance door beneath a canopy porch, the accommodation opens into the entrance hall with stairs rising to the first-floor bedrooms and bathroom. A door leads into the main living accommodation.

Lounge 14'2" x 9'3" (4.34m x 2.82m)



With a front-facing window, the room features a brand new inset electric fire set within an Adam-style surround, radiator and recently laid carpet. A door leads through to the dining room.

Dining Room 12'5" x 9'3" (3.81m x 2.82m)



The dining room is a very versatile space and is finished with vinyl flooring, radiator and an archway leading through to the kitchen.

Kitchen 13'5" x 5'2" (4.11m x 1.60m)



With a rear-facing window and vinyl flooring, this brand new kitchen is fitted with a range of contemporary base and wall units with work surfaces and up stands and incorporating a one and a half bowl sink. The space benefits from an integrated cooker, 4 ring electric hob and extractor fan and plumbing for a washing machine combining modern style with practical functionality. A door leads into the rear garden.

First Floor Landing

The first floor landing has a window to the side and doors leading to the bedrooms and the bathroom.

Bedroom One 11'8" x 9'3" (3.58m x 2.84m)



With two front-facing windows, this room benefits from a radiator, a built-in storage cupboard and a useful alcove providing additional space for furnishings or storage, together with further recently laid carpet.

Bedroom Two 9'3" x 6'0" (2.84m x 1.83m)



With a rear-facing window, this room benefits from a radiator and new carpet flooring.

Bathroom



The white three-piece suite comprises a panelled 'P'-shaped bath with mixer tap and shower attachment, complemented by a glazed shower screen, wash hand basin, and WC. The room is finished with Aqua-style wall panelling and a rear-facing glazed window.

Gardens



To the front and side of the property is a driveway providing off-road parking, together with gravelled garden areas. To the rear, there is a combination of paved patio areas and a lawned garden, offering a pleasant and versatile outdoor space, together with a garden shed and fence panelling to the boundaries.

Additional Photo



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

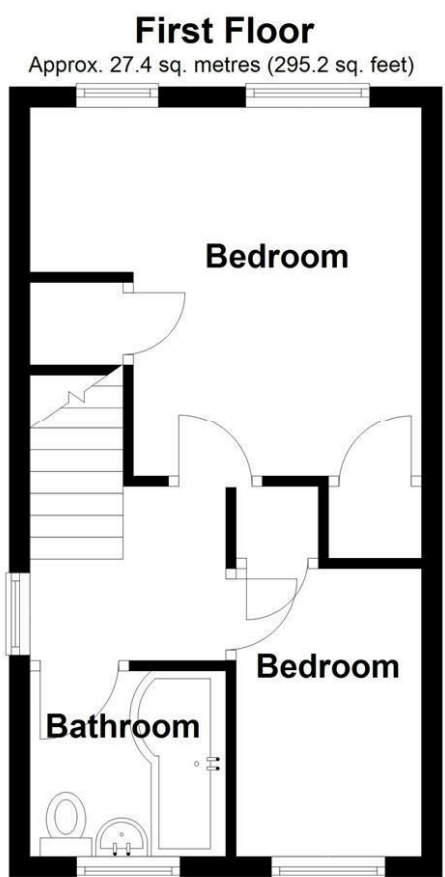
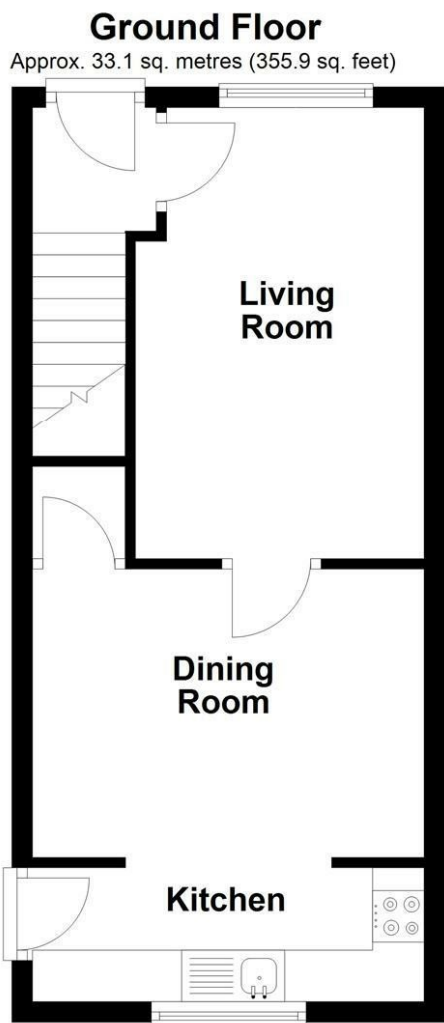
Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

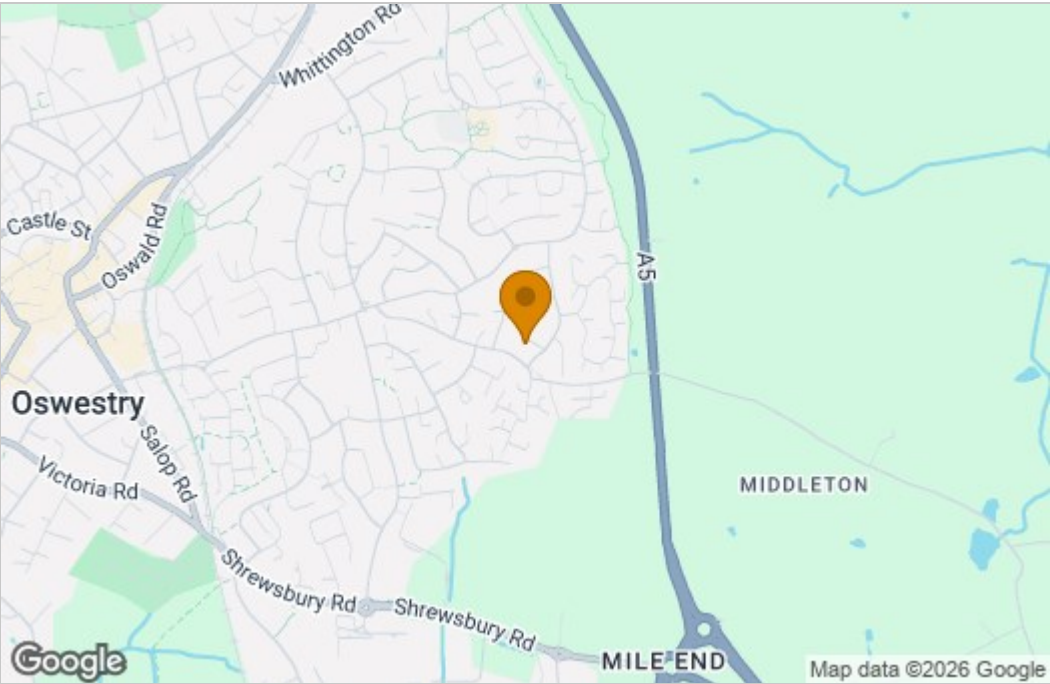
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

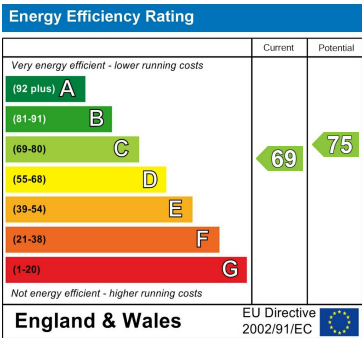
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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