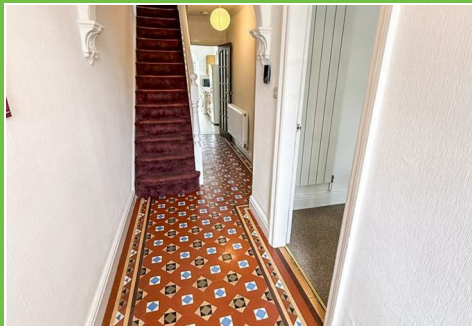


Town & Country

Estate & Letting Agents



9 Ferrers Road, Oswestry, SY11 2EY

Offers In The Region Of £259,500

Discover this delightful three-bedroom end-terrace home on the sought-after Ferrers Road, offering spacious and versatile accommodation ideal for families, first-time buyers, and those looking to take their next step on the property ladder.

Step inside to find two generous reception rooms, providing the perfect spaces for relaxing, entertaining, or spending quality time with family and friends. Bright and welcoming throughout, the home benefits from an abundance of natural light, creating a warm and inviting atmosphere.

Upstairs, three well-proportioned bedrooms offer comfortable living for the whole family, with flexibility for a home office, nursery, or guest room to suit your lifestyle.

Ideally positioned within easy reach of local schools, parks, shops, and everyday amenities, this property combines convenience with a friendly community setting. Offering space, character, and an excellent location, this attractive home presents a fantastic opportunity not to be missed.

Contact us today to arrange your viewing and see everything this wonderful property has to offer.

Directions



From our Oswestry office take the Salop Road out of town. Turn right into Roff Street and then left into Ferrers Road where the property will be seen on the left hand side, identified by our For Sale board.

Porch

Welcoming you home is a charming recessed storm porch with decorative quarry-tiled flooring and a graceful arched entrance, setting the tone for the property's character and appeal before entering through the attractive period front door.

Hallway



The impressive entrance hall immediately showcases the home's period charm, with a striking

tilled floor, decorative coving, and a graceful archway creating a sense of character and elegance. Stairs ascend to the first floor, complemented by a useful understairs storage cupboard, while glazed doors provide access to the reception rooms and kitchen, enhancing both light and flow throughout the ground floor.

Additional Photo



Additional Photo



Lounge 14'5" x 12'0" (4.41m x 3.67m)



The beautifully presented lounge enjoys a large bay window to the front elevation, flooding the room with natural light and creating a bright and welcoming atmosphere. A striking Adam-style fireplace with decorative tiled inset and a multi-fuel burner forms an attractive focal point, adding warmth and character to the space. Further features include fitted cupboards, decorative coving, and a radiator, combining period charm with everyday practicality. TV point and satellite point.

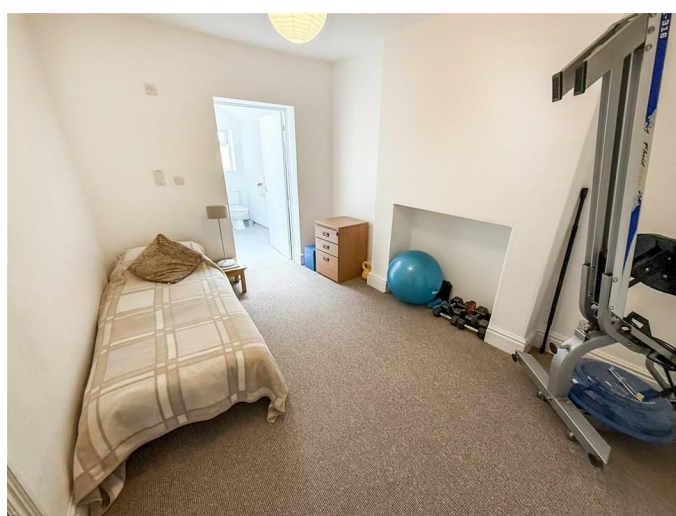
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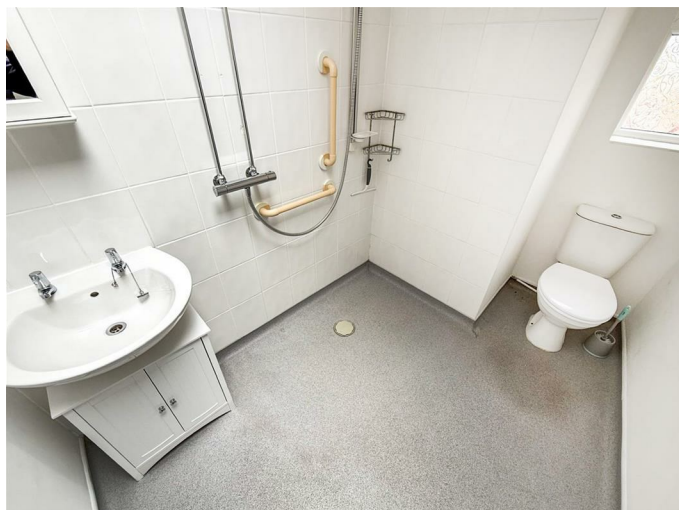


Sitting Room 10'1" x 10'0" (3.08m x 3.06m)



The versatile sitting room offers a comfortable additional reception space and features a fireplace provision, providing the opportunity to create an attractive focal point. A radiator ensures year-round comfort, while a door leads conveniently through to the wet room. TV point.

Wet Room 8'11" x 8'9" (2.74m x 2.67m)



The well-appointed wet room is fitted with fully tiled walls and comprises a walk-in shower area, WC, and wash hand basin. Benefiting from both a rear-facing window and a Velux roof window, the space enjoys excellent natural light and ventilation. Additional features includes a radiator.

Kitchen 15'7" x 8'11" (4.75m x 2.72m)



The fitted kitchen is well-equipped with a range of wall and base units complemented by a stainless steel sink and range cooker. There is designated space for a fridge, tumble dryer, and plumbing for a washing machine, providing excellent practicality for everyday living. A window to the side elevation allows for natural light, while part-tiled walls and vinyl flooring ensure easy maintenance. An attractive archway opens seamlessly into the dining room, creating an ideal layout for both family life and entertaining.

Additional Photo



Dining Room 12'3" x 9'0" (3.75m x 2.76m)



The dining room is a bright and inviting space, benefiting from windows to both the side and rear elevations that allow an abundance of natural light to flood the room. A radiator provides comfort throughout the year, while a part-glazed door offers direct access to the rear garden, making it an ideal setting for family meals and indoor-outdoor entertaining. TV point.

Additional Photo



Landing



The first-floor landing is enhanced by a side-facing window that fills the space with natural light. Character features include an attractive spindle balustrade and original-style period doors providing access to the bedrooms and family bathroom, further reflecting the home's charm and character.

Bedroom One 17'11" x 12'0" (5.47m x 3.67m)



A bright and spacious principal bedroom, enjoying two front-facing windows that flood the room with natural light. The space also benefits from a radiator and TV point, creating a comfortable and versatile retreat.

Bedroom Two 12'9" x 10'4" (3.91m x 3.15m)



The second bedroom is well-proportioned and enjoys a rear-facing window that allows natural light to brighten the space. A radiator provides year-round comfort, making it a pleasant and versatile room. TV point.

Bedroom Three 12'9" x 8'11" (3.91m x 2.74m)



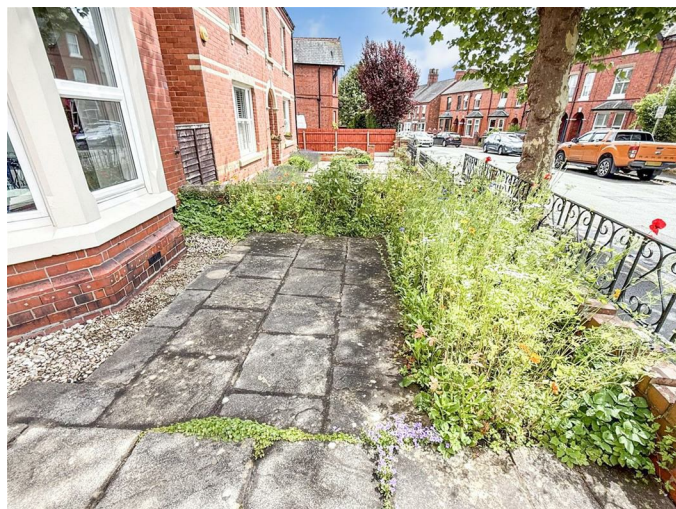
The third bedroom benefits from a rear-facing window, allowing natural light to fill the space, and is fitted with a radiator for year-round comfort. A TV point adds further practicality, making the room ideal as a bedroom, nursery, or home office.

Bathroom



The newly refitted bathroom is stylishly finished and comprises a WC, wash hand basin with mixer tap set within a vanity unit, and a shower cubicle with dual shower heads. The space is complemented by fully tiled walls and vinyl flooring, creating a sleek and low-maintenance finish. Additional features include a radiator, an airing cupboard and built in cupboard providing useful storage, and a side-facing window allowing natural light and ventilation.

To the Front



The property is approached via a gated garden, with a pathway leading to the front entrance, creating a welcoming and private approach.

Additional Photo



Additional Photo



To the Rear



The property benefits from a fully enclosed outdoor space, offering both privacy and security. Further advantages include off-road parking for two vehicles, a useful garden shed providing excellent practicality and storage for outdoor living.

Additional Photo



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 C.

Services

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

To Book a Viewing

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

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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.

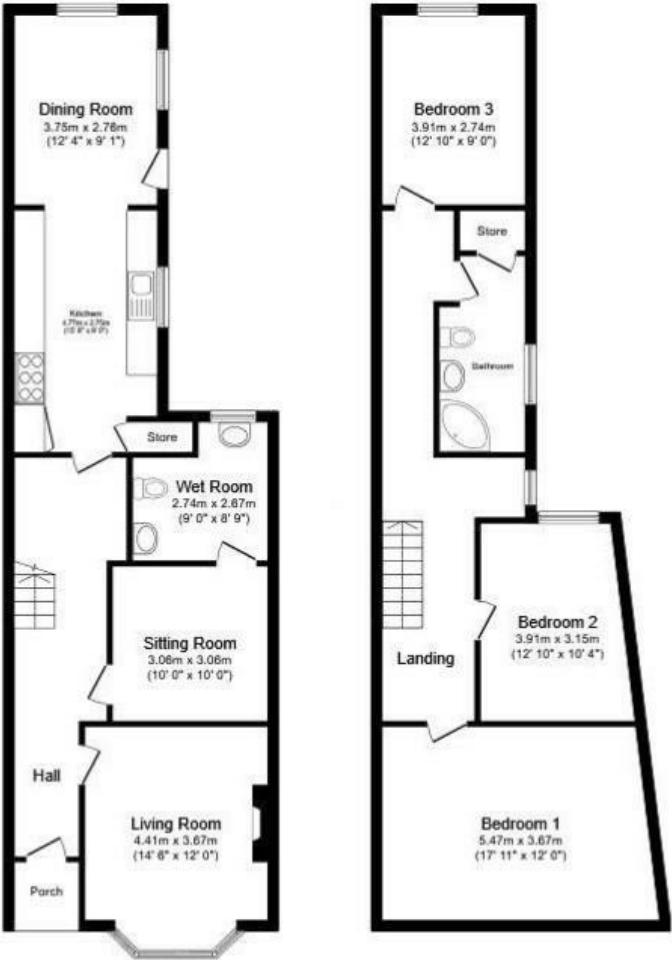
Town and Country Services

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

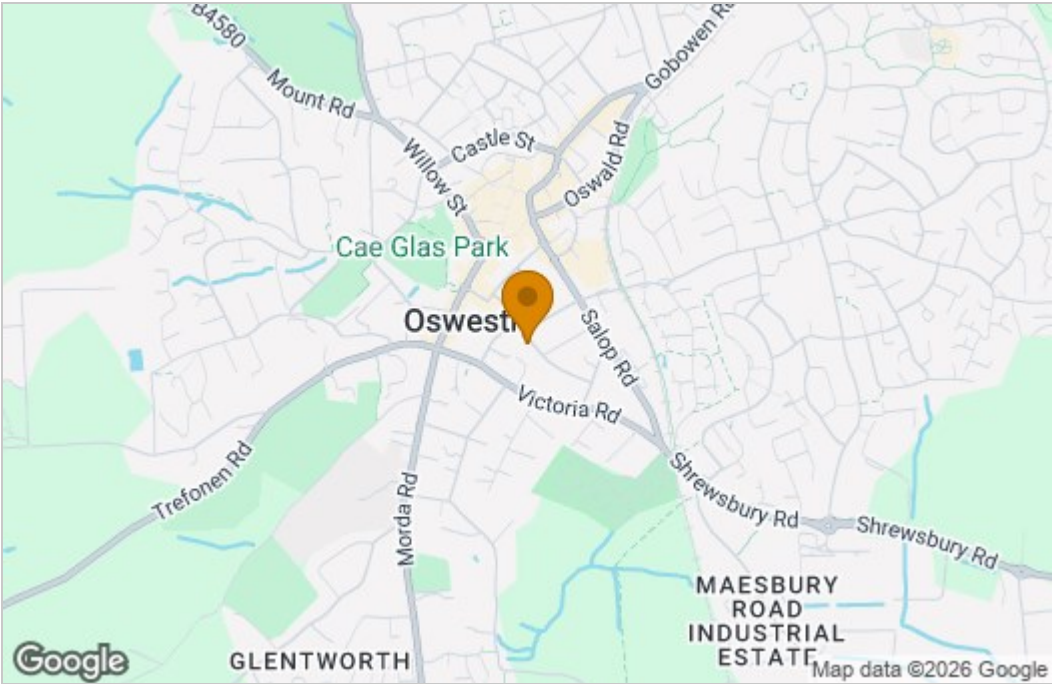
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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

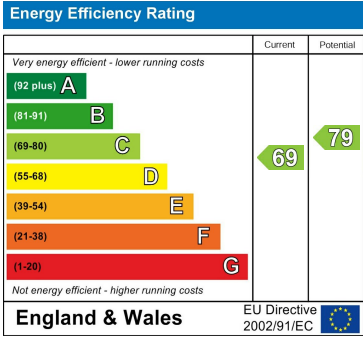


Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk