Town & Country
Estate & Letting Agents

16 Friars Avenue, Oswestry, SY11 2JJ

Offers In The Region Of £199,995

WITH NO ONWARD CHAIN!! Nestled in a peaceful cul-de-sac on the edge of Oswestry, this spacious semi-detached family home on Friars Avenue offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming environment. The good-sized lounge provides an ideal space for relaxation and entertaining, while the versatile hall area can be adapted to suit your needs, whether as a play area or a study.

The property boasts a generous corner plot, featuring well maintained gardens that offer ample outdoor space for children to play or for hosting summer gatherings. The long driveway provides parking for up to five vehicles, ensuring that you and your guests will never be short of space. Additionally, the garage adds further convenience for storage or as a workshop.

One of the standout features of this home is its position at the end of a quiet cul-de-sac, providing a serene atmosphere while still being within easy reach of the town's amenities. With no onward chain, this property is ready for you to move in and make it your own without delay.

This semi-detached house is an excellent opportunity for those looking to settle in a family-friendly area with plenty of space both inside and out. Don’t miss the chance to view this charming home that perfectly combines practicality with a lovely setting.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed to the junction and turn left onto Beatrice Street and onto Gobowen Road. Proceed along before turning right onto Whittington Road and then first right onto Unicorn Road. Turn left onto Meadow Rise and follow the road around and turn right onto Friars Aveneue where the property will be observed on the right at the end of the cul-de-sac.

Accommodation Comprises;

Covered Porch

A covered porchway to the front door.

Hallway

A spacious and versatile entrance hallway, offering excellent space for a home office or study area. The room features a front-facing window and part-glazed side door, bringing in plenty of natural light. Further benefits include a radiator, useful under-stairs storage cupboard, coved ceiling, electric wall heater and staircase leading to the first floor.

Lounge 18'2" x 9'11" (5.54m x 3.03m)

A well-proportioned reception room featuring a charming bow window to the front and an additional rear window, allowing plenty of natural light. The room is finished with laminate flooring, a coved ceiling and dado rail, with a radiator and electric wall heater providing comfort. An inset fireplace with electric fire set on a hearth creates an attractive focal point and adds a cosy touch to the room.

Kitchen 8'11" x 9'6" (2.73m x 2.91m)

The kitchen has base and wall kitchen units in Pine, eye level Hygena oven and separate grill, ceramic hob, integral extractor fan, stainless steel ½ bowl sink with mixer tap, plumbing for a washing machine and space for a freezer, built in fridge, vinyl flooring and an arch to the dining room.

Dining Room 6'6" x 10'0" (2.00m x 3.05m)

A bright and practical space benefiting from two rear-facing windows and an additional side window, together with a part-glazed door providing access to the rear. The room is finished with vinyl flooring and offers a useful range of fitted storage cupboards, designed to complement the kitchen units. An electric wall heater provides additional warmth and comfort.

Landing

With a loft hatch and doors to the bedrooms and bathroom.

Bedroom One 9'10" x 11'3" (3.00m x 3.44m)

A well-presented bedroom featuring a front-facing window, radiator and a useful range of fitted mirror-fronted wardrobes, providing excellent storage. The room is further enhanced by a coved ceiling and electric wall heater.

Bedroom Two 8'2" x 11'3" (2.49m x 3.45m)

A comfortable and practical room featuring a rear-facing window, useful alcove storage and a radiator, with the added benefit of an electric wall heater.

Bedroom Three 5'7" x 6'11" (1.72m x 2.13m)

A well-presented room with a front-facing window providing plenty of natural light. The space is finished with laminate flooring and benefits from a range of built-in storage cupboards and shelving, together with a radiator.

Bathroom

Having a corner shower cubicle with a Triton electric shower, WC, wash hand basin with a mixer tap, vinyl flooring, fully tiled walls, window to the rear and an airing cupboard.

Garage

A single detached garage with an up and over door and a side door.

To the Front

The front garden is lawned and shrubbed. The gated driveway provides off-road parking for up to five cars.

To the Rear

A generous corner plot garden offering a variety of attractive and practical outdoor spaces. One side is predominantly laid to lawn with well-stocked borders, while the opposite side of the driveway features a combination of paved and decked areas, ideal for outdoor seating and entertaining.

The garden is enclosed by established hedging, providing a good degree of privacy, and further benefits from a garden shed, greenhouse, outside tap and security lighting.

Additional Photo

Additional Photo

Solar Panels

The property benefits from solar panels, which are subject to an agreement with a third-party company and are not owned by the vendors. There is no charge payable to the company, with the panels currently providing approximately one-third of the property's electricity requirements, while the remaining energy generated is supplied back to the grid.

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 B.

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

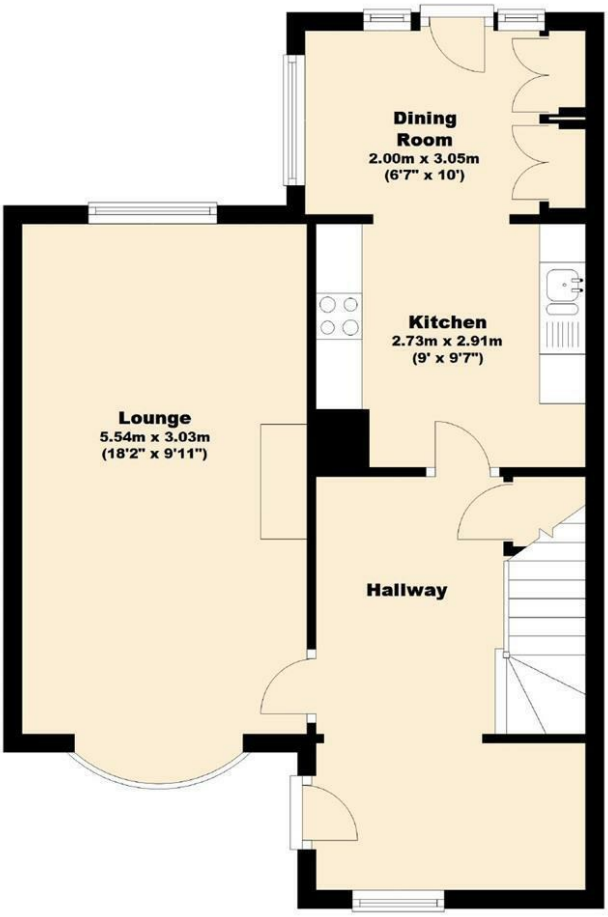
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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

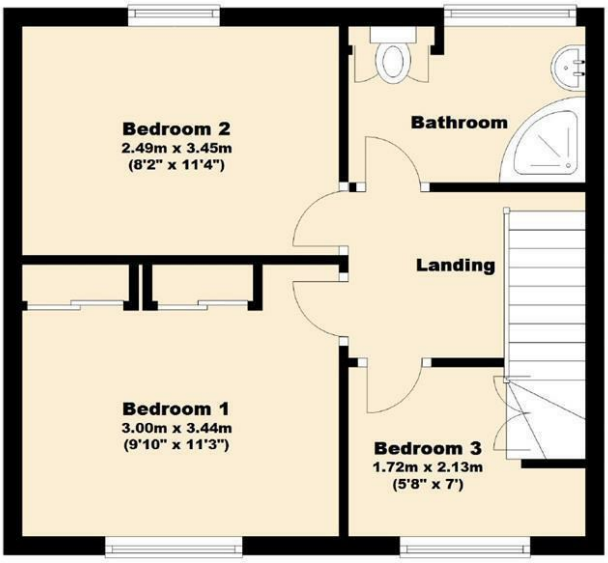
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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

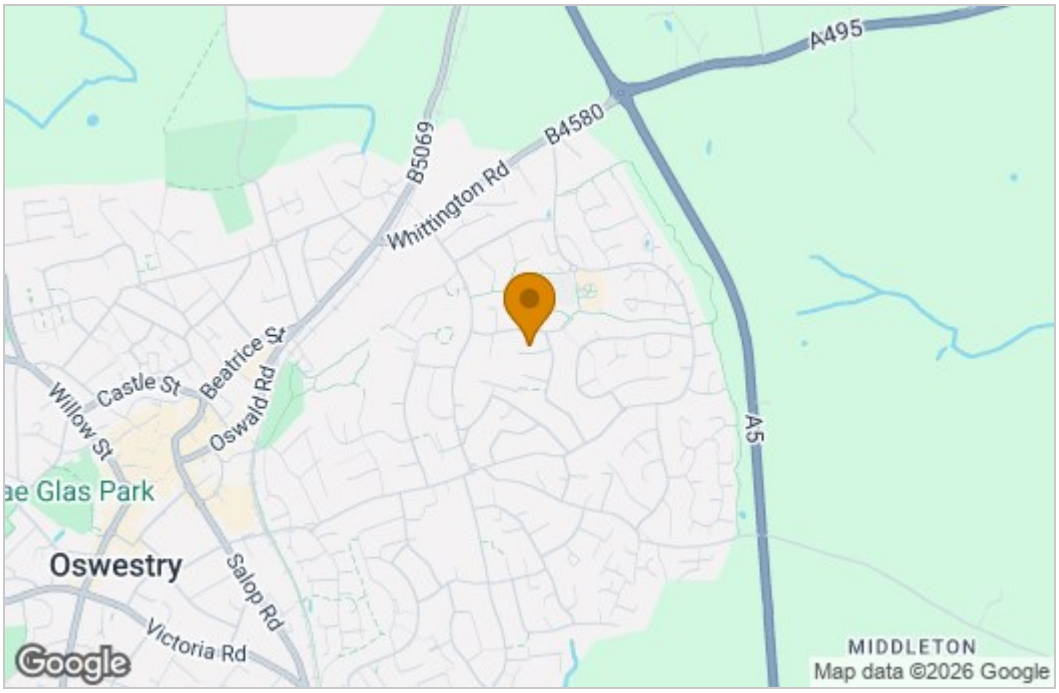
Ground Floor



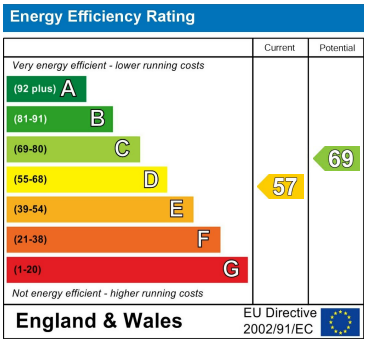
First Floor



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.

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