





10 Plas Cerrig Close, Whittington, Oswestry, SY11 4PJ
Offers In The Region Of £275,000

A two bedroom detached bungalow situated in a cul de sac location in the sought after village of Whittington. The property benefits gas central heating and uPVC double glazing. In brief the accommodation afford Entrance, living/dining room, kitchen, conservatory, two bedrooms, bathroom and cloakroom. The private rear gardens are well stocked with flowers and shrubs, along with a detached garage and driveway.



LOCATION

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

ENTRY

3 x 2'6 (0.91m x 0.76m)
Through uPVC front door, ceiling light and door into;

LIVING/DINING ROOM

19'10 x 13 (6.05m x 3.96m)
Open plan living/dining room with uPVC windows to the front and side elevations letting in natural light, feature brick built fireplace with inset electric fire, ceiling light and radiator.

KITCHEN

10'8 x 8'2 (3.25m x 2.49m)
Modern fitted kitchen with a range of wall and base units with worksurfaces over, inset sink with mixer tap and drainer, four ring gas hob with extractor hood above and integral oven. Void for appliances, tiled flooring, Skylight and opening into;

SUN ROOM

9'6 x 10'1 (2.90m x 3.07m)
Brick and uPVC construction with double doors opening onto the patio entertainment spotlighting, radiator and tiled flooring.

INNER HALL

7'11 x 2'9 (2.41m x 0.84m)
With built in storage cupboard, ceiling light, loft hatch and doors off to;

BEDROOM ONE

11'6 x 10 (3.51m x 3.05m)
Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM TWO

8'4 x 11'2 (2.54m x 3.40m)
Double room with uPVC window to the rear over looking the garden, fitted wardrobes and overhead storage, ceiling light and radiator.

SHOWER ROOM

6'10 x 8 (2.08m x 2.44m)
Modern suite with walk in shower, low level WC and vanity unit with wash hand basin. UPVC window to the rear, tiles to walls, heated towel rail and ceiling light.

CLOAKROOM

4'9 x 8 (1.45m x 2.44m)
White suite with WC and vanity unit with wash hand basin. UPVC window to the rear, ceiling light and radiator.

EXTERNAL**GARAGE AND DRIVEWAY**

8'3 x 17'6 (2.51m x 5.33m)
Single detached garage with up and over door to the front, pedestrian door to the side with uPVC window. Power and lighting.
There is a driveway to the front offering parking for several vehicles.

GARDENS

To the front of the property is a lawn area with pathway to the side and gated access to the rear. The rear garden is made for ease of maintenance with patio and gravelled areas.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Ultrafast 1800 Mbps.
Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C . We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

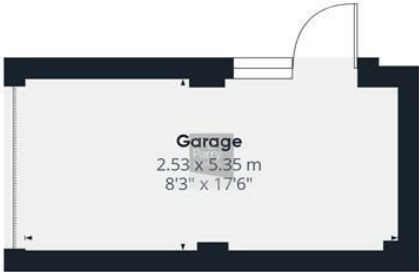
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2



Approximate total area⁽¹⁾
86.2 m²
929 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Local Authority: Shropshire

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.