

Offers in the region of £375,000

37 Glentworth Close, Oswestry, Shropshire, SY10 9PY

4 Bedrooms 2 Bathrooms

BOWEN

PROPERTY SINCE 1862

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General Remarks

A well presented four bedroom detached property situated in this sought after residential location. The property has been much improved and includes a high specification fitted Kitchen, alongside a large rear Conservatory.

Externally there are private rear gardens, ample off road parking and a detached double garage. The accommodation is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in this sought after development within the popular village of Morda, approximately 1 mile from Oswestry town centre.

The village benefits from a shop/post office, public house and primary school together with excellent road links onto the A5/A483 which lead to the large towns of Shrewsbury, Welshpool, Wrexham and the City of Chester.

Oswestry itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

A part glazed uPVC door leads into:

Hall: Radiator, wood effect flooring, stairs to first floor landing and doors off to:

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.

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Cloakroom: 6' 8'' x 2' 4'' (2.04m x 0.71m) Low level flush w.c., wash hand basin with vanity cupboard below and wood effect flooring.

Living Room: 20' 9'' x 14' 1'' (6.33m x 4.30m) Lovely large light room with Electric fire set into marble surround, three radiators, TV/telephone points and glazed door to:

Dining Room: 12' 6'' x 9' 2'' (3.82m x 2.79m) Radiator, sliding glazed door to Conservatory and separate door to:

Kitchen: 11' 3'' x 9' 2'' widening to 12' 6'' (3.43m x 2.80m widening to 3.81m) High specification fitted Kitchen comprising a range of matching base/eye level wall units with granite worktops over and inset 1.5 bowl composite sink/drainer. Integrated Neff oven, warming drawer, microwave and hob with extractor hood over. Integrated dishwasher, fridge and freezer. Built in cupboard, radiator, wood effect flooring, granite upstands and door to:











Utility: 9' 3'' x 5' 6'' (2.82m x 1.67m) Fitted high specification base/eye level wall units with granite worktops over and inset stainless steel sink/drainer. Granite upstands, wood effect flooring, radiator, cupboard housing modern Worcester gas fired boiler, space/plumbing for washing machine and tumble dryer, door to hallway and part glazed uPVC door to rear gardens.

Stairs to first floor landing: Airing cupboard with radiator/slatted shelving, access to loft space and doors off to:

Bedroom 1: 12' 1'' x 11' 1'' (3.69m x 3.39m) Fitted wardrobes, dressing table and bedside tables. Radiator, TV point and door to:

En Suite: 9' 3'' x 2' 11'' (2.81m x 0.90m) max Suite comprising shower cubicle with Triton electric shower, wash hand basin with vanity cupboard below and low level flush w.c. Fitted bathroom cabinet, heated towel rail, tiled walls, tiled floor and underfloor heating.

Bedroom 2: 11' 10'' x 9' 6'' (3.61m x 2.89m) Fitted wardrobe and dressing table, built in storage cupboard, radiator and TV point.

Bedroom 3: 9' 6'' x 8' 11'' (2.90m x 2.71m) Radiator.

Bedroom 4: 8' 7'' x 7' 5'' (2.61m x 2.25m) Fitted desk, cupboards and drawers, built in storage cupboard, radiator and telephone point.

Family Bathroom: 7' 2'' x 5' 9'' (2.19m x 1.74m) Suite comprising 'P' shaped bath with rainfall shower over, wash hand basin with vanity unit below and concealed flush w.c. Tiled walls, fitted bathroom cabinet, tiled floor, underfloor heating and heated towel rail.

Double Garage: 17' 10'' x 16' 10'' (5.44m x 5.13m) Electric roller door to the front, pedestrian door to the side and light/power facilities laid on.

Outside: The property is set within a good sized plot which includes front and rear gardens. The driveway at the front is bordered by lawned gardens, hedges, mature trees and shrubs. A gate at the side provides access to the rear where the driveway leads to the detached double garage and onto the gardens beyond. These gardens include lawns, paved paths/patios, a raised pond and a variety of well stocked flowering beds with shrubs and trees, all bordered by timber fencing.









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EPC Rating: 67(D)

Council Tax Band: Council Tax Band - 'D'.

Local Authority: Shropshire County Council.

Services: We are informed that the property is connected to mains water, electricity, gas and drainage supplies.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Oswestry proceed up Church Street to the traffic lights. Continue straight ahead onto Upper Church Street and onto Morda. Continue along and turn left into Glentworth Avenue, then right onto Glentworth Close and the property will be seen towards the end of the cul-de-sac on the left hand side, identified by the Agent's board.

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Total Area: 131.6 m² ... 1417 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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