

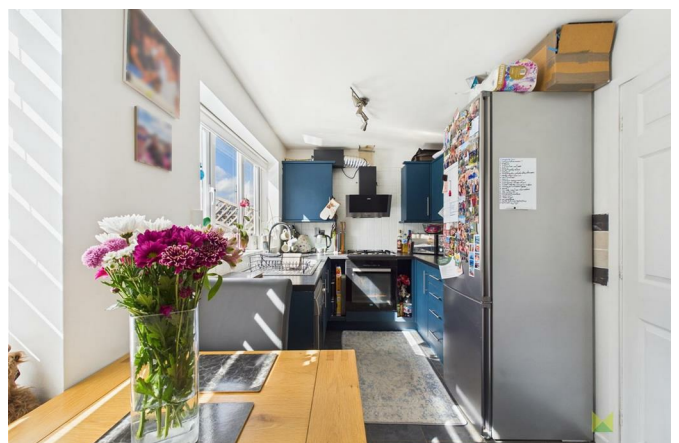
# 77 Balmoral Crescent Oswestry SY11 2XH



2 Bedroom House - Semi-Detached  
Offers In The Region Of £195,000

## The features

- TWO BEDROOM SEMI DETACHED HOME
- LOUNGE & KITCHEN DINING ROOM
- FABULOUS GARDEN ROOM/ STUDIO
- DRIVEWAY & GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- CLOSE TO TOWN AND AMENITIES
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENVIABLE CUL DE SAC POSITION
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'TBC'



## \*\*\* 2 BEDROOM HOME WITH FABULOUS GARDEN ROOM \*\*\*

**An opportunity to purchase this attractively presented 2 bedroom semi detached home which is perfect for first time buyers, or investor.**

**Occupying an enviable position in this much sought after area, ideal for commuters with ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Kitchen/ Dining Room, 2 Double Bedrooms and Bathroom.**

**The property benefits from gas central heating, double glazing, driveway with parking, enclosed rear garden with fabulous garden room.**

### **Viewings recommended**

#### **Property details**

##### **LOCATION**

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

##### **RECEPTION HALL**

Entrance door leads into the Reception Hall with window to the side aspect. Staircase leading to the First Floor Landing, door leading into,

##### **LOUNGE**

With window to the front aspect. TV and media point. Radiator.

##### **KITCHEN/ DINING ROOM**

Fitted with range of base level units comprising of cupboards and drawers with worksurface over. Stainless steel drainer sink set into base level unit, integrated oven/ grill with inset four ring hob and extractor hood over. Space for fridge freezer and further range of matching wall mounted units. Window to the rear aspect. DINING AREA- With space for breakfast/ dining table. Door opening to downstairs storage cupboard, further door leading into the Garage.

##### **FIRST FLOOR LANDING**

Stairs lead from the Reception Hall to the First Floor Landing with window to the side aspect. Access to loft space. Radiator and doors leading off,

##### **BEDROOM 1**

Double bedroom with window to the front aspect. Over stairs storage cupboard. Radiator.

##### **BEDROOM 2**

With window to the rear aspect. Radiator.

##### **BATHROOM**

With suite comprising of panelled bath, WC and wash hand basin. Partially tiled walls. Radiator, window to the rear aspect.

##### **GARDEN ROOM/ STUDIO**

A fabulous addition to the home, and offering two versatile rooms. Both with power and lighting, and having uPVC french doors to the front aspect.

##### **GARAGE**

With up and over door to the front aspect. Door to the rear leading into the Garden and further door leading into the Kitchen/ Dining Room.

##### **OUTSIDE**

To the front of the property there is a driveway providing ample off

road parking for several vehicles, and further lawn area adjacent to the property which can provide further parking.

The rear garden has a paved patio perfect for entertaining with friends and family, steps lead up to an area laid with lawn and bordered with flower borders containing a range of shrubs. Leading up to the Garden Room. Enclosed with fencing.

##### **GENERAL INFORMATION**

###### **TENURE**

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

###### **SERVICES**

We are advised that all main services are connected.

###### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

###### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

###### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

###### **REMOVALS**

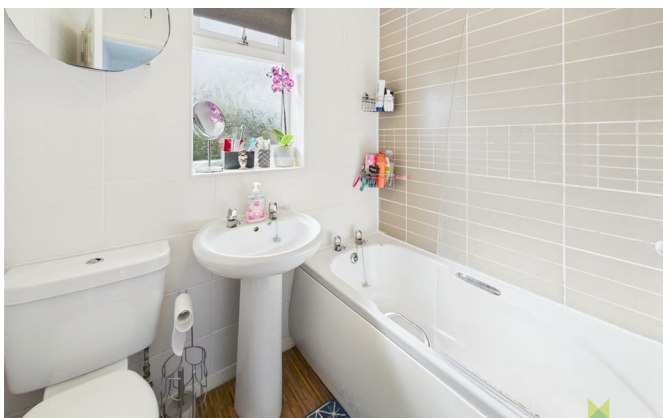
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

###### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Offers In The Region Of £195,000





## Judy Bourne

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## Get in touch

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Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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