5 Prince Charles Road
Oswestry
SY11 2LU

MONKS

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

The features

- ENVIABLE LOCATION CLOSE TO TOWN AND AMENITIES
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- 3 BEDROOMS AND RE-FITTED SHOWER ROOM
- GARDEN OFFERING GOOD LEVEL OF PRIVACY
- ENERGY PERFORMANCE RATING 'D'
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- EARLY VIEWING RECOMMENDED.
- NO ONWARD CHAIN

***** IMPROVED 3 BEDROOM SEMI DETACHED - NO UPWARD CHAIN *****

An excellent opportunity to purchase this neatly maintained and improved 3 bedroom semi detached house - perfect for first time buyer or growing family and offered for sale with no upward chain.

Occupying an enviable position in this popular location, close to local amenities and a short stroll from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed rear garden offering a good level of privacy.

Viewing recommended.

Property details

LOCATION
The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

RECEPTION HALLWAY
With steps leading up to the entrance door, opening into Entrance Hallway with staircase leading to the First Floor Landing. Laminate flooring. Radiator and door leading off,

LOUNGE
With window to the front aspect, electric fire with surround and hearth, laminate flooring. Radiator. Door leading into,

KITCHEN/ DINING ROOM
Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit. Integrated oven/ grill with four ring induction hob over, space for washing machine beneath work surface and further space for tumble dryer and freestanding fridge/ freezer. Partially tiled walls and further range of wall mounted units. Window to the rear aspect, vinyl flooring. Door opening to understairs storage cupboard and further door leading out to the rear garden

FIRST FLOOR LANDING
Stairs lead from the Entrance Hallway to the First Floor Landing with window to the side aspect, access to loft space. Doors leading off,

BEDROOM 1
Double bedroom with window to the front aspect. Radiator

BEDROOM 2
Another double bedroom with window to the rear aspect. Radiator.

BEDROOM 3
With window to the front aspect. Radiator

BATHROOM
With suite comprising of shower cubicle, WC and vanity unit with wash hand basin. Wall mounted mirror with LED light, tiled walls, vinyl flooring, window to the rear aspect and heated towel rail.

OUTSIDE
to the front of the property there is a driveway proving off road leaking for two vehicles. Tiered garden with shingles and pathway leading to the Entrance. Further pathway leading to the side of the property and into the Rear Garden, which has the benefit of a paved patio area perfect for entertaining, area laid with lawn and flower borders with established shrubs. 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 main services are connected.

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

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' 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 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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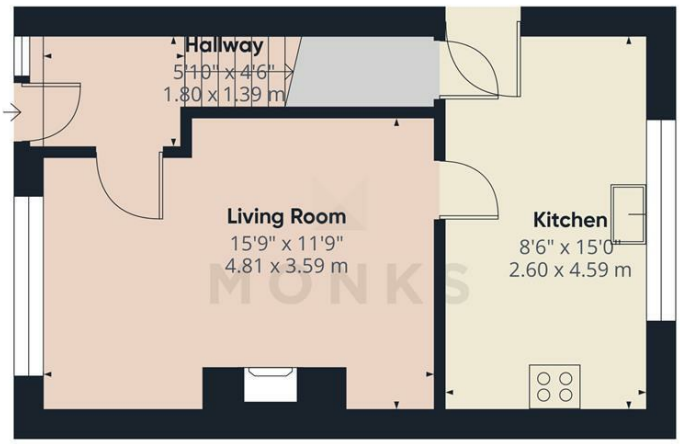
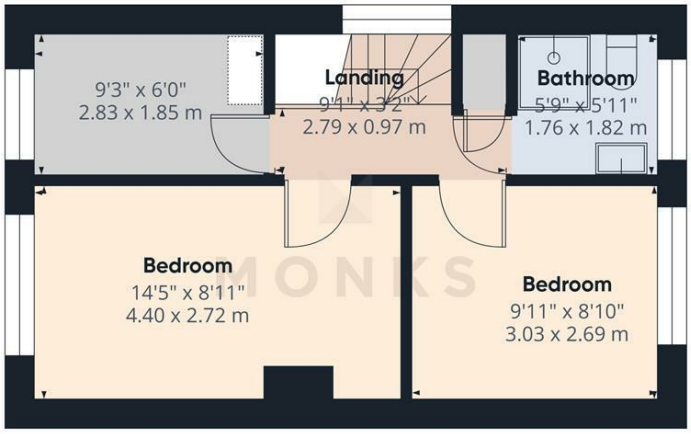


Floor 0



Floor 1

MONKS

Approximate total area(1)
692 ft²
64.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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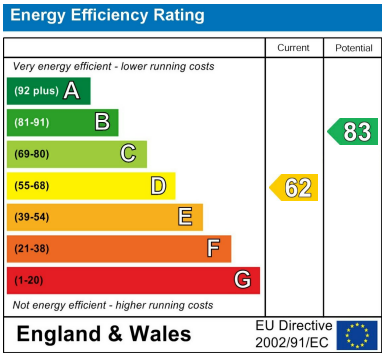

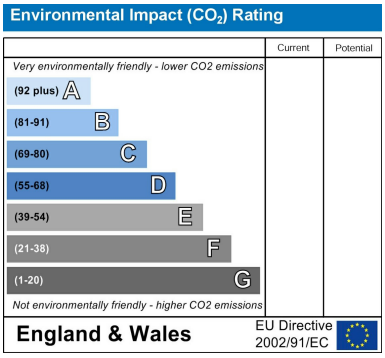

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

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

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.