

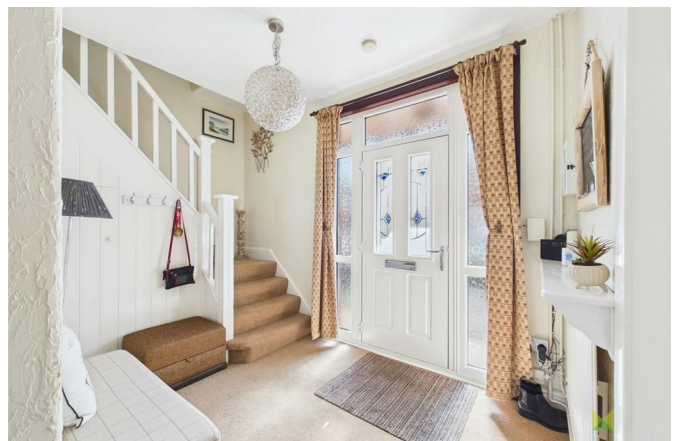
# 22 Vyrnwy Road Oswestry SY11 1NP



**3 Bedroom House - Detached**  
**Offers In The Region Of £250,000**

## **The features**

- 3 BEDROOM DETACHED FAMILY HOME
- LOUNGE/ DINING ROOM AND CONSERVATORY
- THREE DOUBLE BEDROOMS
- WORKSHOP WITH POWER AND LIGHTING
- ENERGY PERFORMANCE RATING 'D'
- ENVIABLE POSITION CLOSE TO TOWN AND AMMENITIES
- RECENTLY FITTED KITCHEN
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL



### \*\*\* SPACIOUS THREE BEDROOM DETACHED HOME \*\*\*

**An opportunity to purchase this well presented and improved 3 bedroom detached home perfect for the growing family or those looking for a little more space.**

**Occupying an enviable position on this sought after road in the heart of the Market Town of Oswestry, with ease of access to all of it's amenities and the nearby A5/ M54 motorway network.**

**The accommodation briefly comprises of Reception Hallway, Lounge, Kitchen, Dining Room, Conservatory, Three Bedrooms and Family Bathroom and toilet.**

**The property has the benefit of recently fitted gas central heating, and recently double glazing, and enclosed rear garden.**

#### **Viewings Essential.**

##### **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**

Covered entrance with door leading into the Reception Hallway. Door opening to under stairs storage cupboard, staircase leading to the First Floor Landing. Radiator and doors leading off,

##### **LOUNGE**

With window to the front aspect, chimney recess with feature fireplace with surround and hearth. Radiator.

##### **KITCHEN**

Fitted with a modern range of high gloss base level units comprising of cupboards and drawers with worksurface over. Stainless steel drainer sink with mixer tap and window above overlooking the rear aspect. Integrated oven/ grill and space for microwave. Inset four ring gas hob with extractor hood over. Integrated dishwasher with matching fascia panel, space for freestanding fridge/ freezer. Partially tiled walls, further range of wall mounted units. Radiator.

##### **DINING ROOM**

With ample space for entertaining with family and friends. Feature fireplace, laminate flooring, coved ceiling. Radiator and archway leading into,

##### **CONSERVATORY**

Being of brick and sealed unit double glazed construction, power and lighting and door to the rear garden.

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

Stairs lead from the Reception Hallway to the First Floor Landing. access to loft space which has been partially boarded. Doors leading off,

##### **BEDROOM 1**

Double bedroom with window to the front aspect. Radiator.

##### **BEDROOM 2**

Another generous bedroom with window to the rear aspect. fitted wardrobes with hanging space and shelving, also housing the gas fired boiler. Radiator.

##### **BEDROOM 3**

With window to the front aspect. Radiator, storage cupboard above stairs.

##### **FAMILY BATHROOM**

With window to the rear aspect, suite comprising of panelled bath, shower cubicle with shower head over, and wash hand basin. Fully tiled walls, radiator and laminate flooring.

##### **TOILET**

With WC. Window to the side aspect.

##### **OUTSIDE**

The front of the property is enclosed with brick wall



and cast iron gates opening fully. Pedestrian side access for security, leads to the Rear Garden with large area laid with lawn, paved patio partially covered with lean too, perfect for entertaining, pathway leads down the garden to workshop with power and lighting. Dog kennel, Enclosed with fencing. Storage cupboard with plumbing and lighting.

## **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 mains electric, water and drainage are connected.

### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band . 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.

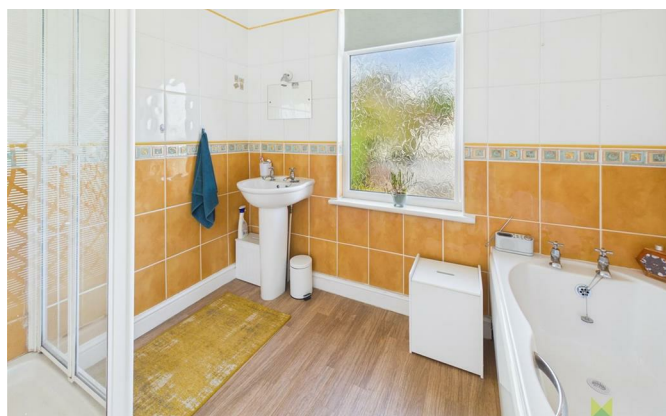


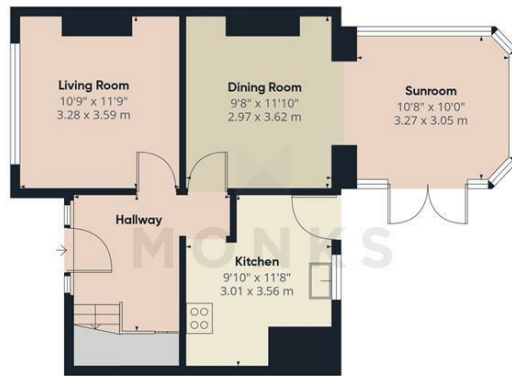




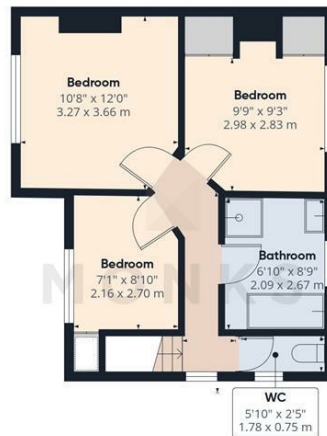
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 947 ft<sup>2</sup>  
 87.8 m<sup>2</sup>

(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.

GIRAFFE360



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## Get in touch

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## 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, 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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