

South View Edward Street Oswestry SY11 2BL



3 Bedroom House
Offers In The Region Of £224,950

The features

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH GAS FIRE
- THREE BEDROOMS AND BATHROOM
- ENCLOSED REAR COURTYARD GARDEN
- ENERGY PERFORMANCE RATING D
- ENVIABLE LOCATION CLOSE TO TOWN
- SEPERATE LOUNGE AND DINING ROOM
- ORIGINAL PERIOD FEATURES
- VIEWINGS ESSENTIAL



*** SPACIOUS THREE BEDROOM SEMI DETACHED HOME ***

An opportunity to purchase this well presented three bedroom semi detached family home offering spacious and well presented living accommodation perfect for the growing family.

Occupying an enviable position near to the Market Town centre and having access to all of it's amenities. Further ease of access to the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Reception Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, and Family Bathroom

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in a sought after location in the popular market Town of Oswestry. A short drive, or stroll from all the amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors, and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen provides direct access to North Wales to the North and West Midlands and London to the south.

FRONT GARDEN

decked area to the front of the property.

ENTRANCE HALL

Entrance door leads into the Entrance Hall with staircase leading to First Floor Landing. Understairs storage cupboard. Radiator, doors leading off,

LOUNGE

With bay window to the front aspect. Feature gas fire with surround and hearth. Radiator,

DINING ROOM

With window to the rear aspect, ample space for dining table. Radiator, door leading into,

KITCHEN

Fitted with range of base level units with work surface over. Space for freestanding cooker and plumbing and space for washing machine below work surface. Further range of matching wall mounted units, window to the rear aspect and door leading out to Rear Garden. The boiler is around a year and a half old.

FIRST FLOOR LANDING

Stairs leads from the Entrance Hall to First Floor Landing . Access to loft space, doors leading off,

BEDROOM 1

With window to the front aspect. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator,

BEDROOM 3

With window to the front aspect. Radiator,

FAMILY BATHROOM

With suite comprising of shower cubicle, WC and wash hand basin. Window to the rear aspect. Radiator,

OUTSIDE

To the front of the property there is paved path leading to the front door. Side access leads to the Rear Garden which is laid with paving and gravel for ease of maintenance, Sunlight reaches the garden throughout much of the day. 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

We are advised the council tax is band B however 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

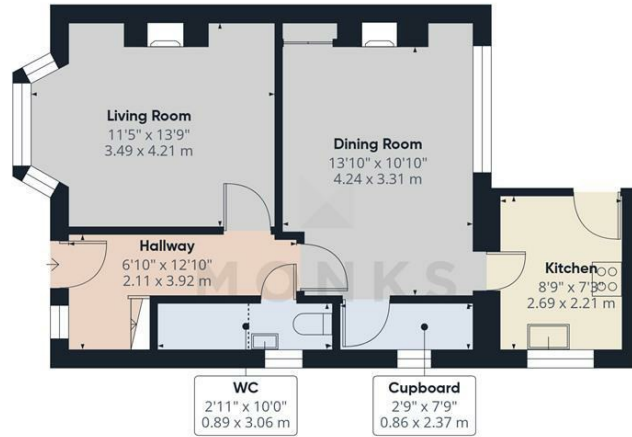
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0



Floor 1



Approximate total area^m
878 ft²
81.4 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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, 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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