17 Penrhos Court
Station Road Whittington, Oswestry
SY11 4FA

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £295,000

The features

- SPACIOUS THREE BEDROOM FAMILY HOME
- DUAL ASPECT LOUNGE/ HALLWAY WITH CLOAKROOM
- FITTED KITCHEN DINING ROOM WITH APPLIANCES
- TWO FURTHER DOUBLE BEDROOMS AND BATHROOM
- SOUTH-WEST FACING COURTYARD GARDEN
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- PLANTATION SHUTTERS TO ALL GROUND-FLOOR WINDOWS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH OFF ROAD PARKING FOR TWO CARS
- ENERGY PERFORMANCE RATING B| VIEWINGS ESSENTIAL

***** IMMACULATELY PRESENTED FAMILY HOME *****

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

Combining the ease of modern living with thoughtfully designed period-style features. this beautifully finished home was completed to a high specification by the reputable local developer, Chartland Homes. Impressive ceiling heights to the first floor further enhance the sense of space and character.

Occupying an enviable cul de sac position in the heart of Whittington having ease of access to the nearby Market Town of Oswestry with a wealth of amenities and local transport links including railway station at Gobowen and A5 / M54 motorway network.

Briefly comprising of entrance hall, lounge, kitchen dining room, cloakroom, principal bedroom with en suite, two further 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 the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

RECEPTION HALL
Covered entrance with door leading into the Entrance Hall with staircase leading to the First Floor Landing, radiator, tiled flooring, doors leading off,

LOUNGE
With window to the front and side aspect, fitted with plantation shutters. Flueless, log effect stove. TV and media point, tongue and groove panelling. Two radiator.

KITCHEN DINING ROOM
Attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Rangemaster ceramic sink set into base level units. Integrated oven/ grill with inset four ring hob and extractor hood over. Integrated dishwasher and fridge/ freezer with matching facia panels. Further range of wall mounted units, double doors opening to utility cupboard with plumbing and amenities for washing machine and tumble dryer. Ample space for dining table, French doors, fitted with plantation shutters, leading to the side garden, window to the front and side aspect with further plantation shutters. Two radiators. Italian limestone flooring.

CLOAKROOM
With WC and wash hand basin. Radiator. Italian limestone flooring.

FIRST FLOOR LANDING
Stairs lead from the Reception Hall to the First Floor Landing, where the impressive ceiling height creates wonderful sense of space. Doors leading off,

PRINCIPAL BEDROOM
With window to the side aspect. Built-in double wardrobe. Radiator, door leading into,

EN SUITE
Double width shower cubicle, WC and wash hand basin. Radiator, tiled walls and Italian limestone floor.

BEDROOM 2
With window to the side aspect. Radiator.

BEDROOM 3
Currently being used as a home office, this double bedroom offers dual-aspect windows to the front and side. Radiator.

FAMILY BATHROOM
With velux window and suite comprising of panelled bath with shower head over, WC and wash hand basin. Heated towel rail.

OUTSIDE
To the front of the property there is are parking spaces for two cars. An attractive area with decorative shingle gravel, specimen trees and a pathway leads to the covered entrance.

The south-west facing rear courtyard-style garden is a real sun trap, designed for low maintenance with gravel and bordered by established shrubs and specimen trees. Bursting with colour through the summer months, a pathway leads around the garden, all enclosed with fencing for privacy.

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 C 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/

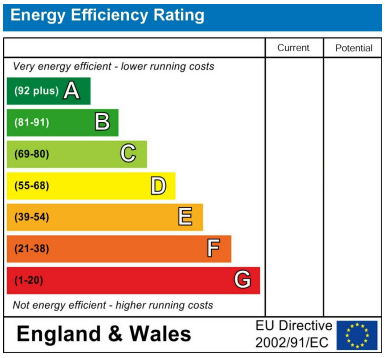
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

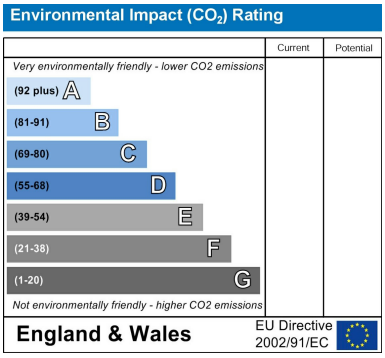
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

17 Penrhos Court, Station Road, Whittington, Oswestry, SY11 4FA.

3 Bedroom House - Semi-Detached
Offers In The Region Of £295,000





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.