

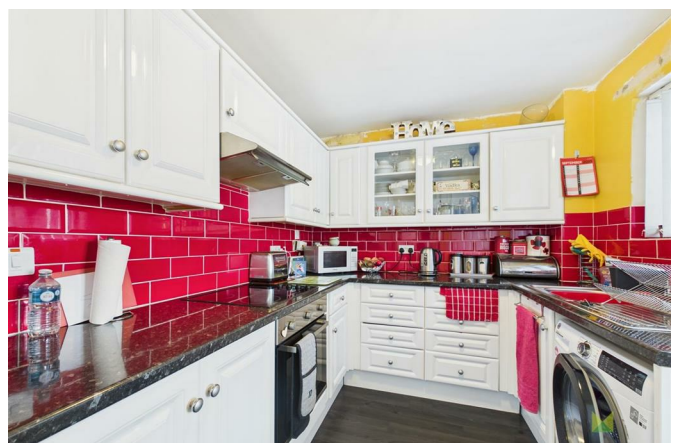
# 166 Unicorn Road Oswestry SY11 2UD



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £240,000**

## The features

- MUCH IMPROVED THREE BEDROOM HOME
- SPACIOUS LOUNGE, STUDY AND CONSERVATORY
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- OCCUPYING A CONVENIENT POSITION NEAR AMENITIES
- KITCHEN AND SEPARATE DINING ROOM
- FURTHER BEDROOM AND FAMILY BATHROOM
- ENCLOSED WELL STOCKED REAR GARDEN
- ENERGY PERFORMANCE CERTIFICATE



**\*\*\* BEAUTIFULLY PRESENTED AND SPACIOUS FAMILY HOME \*\*\***

**An opportunity to purchase this much improved three bedroom family offering deceptively spacious and versatile living accommodation, perfect for the growing family and those working from home.**

**Occupying an enviable position within walking distance of the Market Town centre offering a wealth of amenities and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Family Room/ Study, Three Bedrooms and Family Bathroom.**

**Having benefit of gas central heating, double glazing, driveway providing ample 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.

**RECEPTION HALL**

Partially glazed uPVC door leads into the Entrance Hall. Laminate flooring, radiator and door leading into,

**LOUNGE**

A spacious room with window to the front aspect. Feature electric fire. Radiator, coved ceiling, doors leading off,

**DINING ROOM**

With window to the rear aspect. Ample space for family dining, coved ceiling. Radiator, door leading into,

**KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single stainless steel drainer sink, integrated oven/ grill with inset four ring electric hob and extractor good over. Space below work surface for washing machine and further space for freestanding fridge/ freezer. Partially tiled walls, further wall mounted units. Window to the rear aspect and door leading into,

**CONSERVATORY**

Being of brick base and sealed unit. French doors lead out to the Rear Garden. Power and lighting.

**FAMILY ROOM/ STUDY**

With window to the front aspect. Radiator.

**INNER HALLWAY**

Door leads of from the Lounge into Inner Hallway with further door opening to understairs storage cupboard and staircase leading to the First Floor Landing.

**FIRST FLOOR LANDING**

Stairs lead from the Inner Hallway to the First Floor Landing with access to loft space. Radiator and doors leading off,

**BEDROOM 1**

Double bedroom with window to the front aspect. Recently fitted wardrobes. Radiator.

**BEDROOM 2**

Double bedroom with window to the rear aspect. Recently fitted wardrobes. Radiator.

**BEDROOM 3**

With window to the front aspect. Radiator,

**FAMILY BATHROOM**

With window to the rear aspect. Suite comprising of panelled bath with shower head over and shower screen. WC and wash hand basin. Radiator, partially tiled walls and tiled flooring. Door opening to airing cupboard.

**OUTSIDE**

To the front of the property there is a large driveway providing ample off road parking for four vehicles, enclosed with low level brick wall and iron fencing.

The rear garden has a paved patio area perfect for entertaining with friends and family. Steps lead up to lawn area with pathway leading to further paved patio area. Flower borders with well stocked shrubs and 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 and would recommend again that this is verified.

**COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D- 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](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.

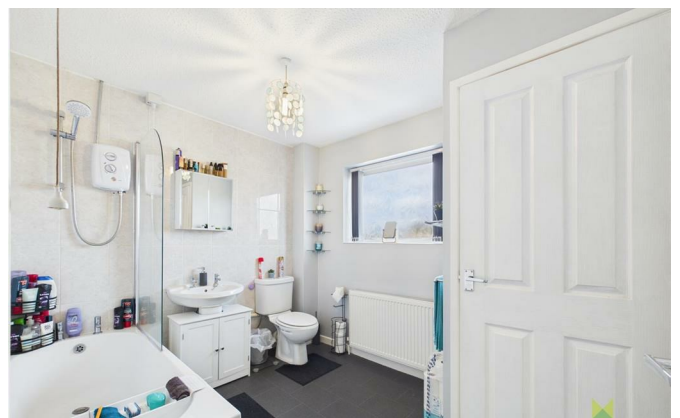
**NEED TO CONTACT US**

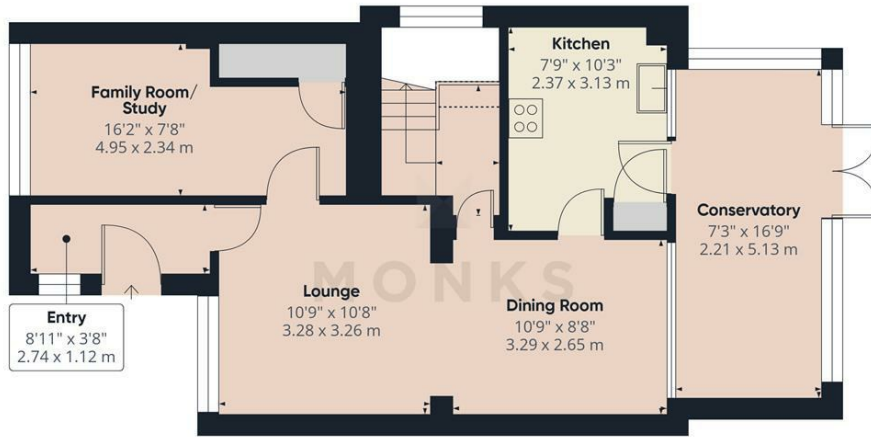
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



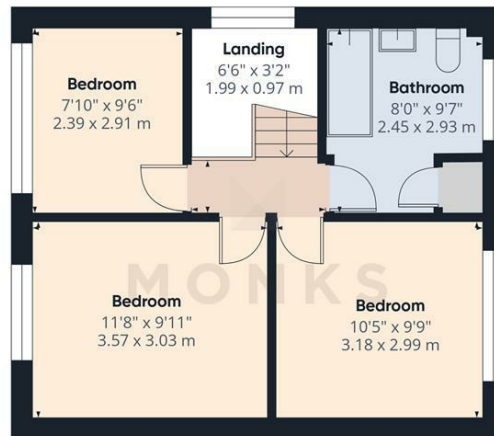
## 166 Unicorn Road, Oswestry, SY11 2UD.

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Floor 0



Floor 1



Approximate total area<sup>m</sup>

1017 ft<sup>2</sup>

94.7 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

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

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

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