

2 Campbell Close Oswestry SY11 2XW



4 Bedroom House - Semi-Detached
Offers In The Region Of £224,950

The features

- EXTENDED 4 BEDROOM HOME
- FAMILY ROOM & FITTED KITCHEN
- FURTHER BEDROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'C'
- DUAL ASPECT LOUNGE/ DINING ROOM
- THREE DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



***** EXTENDED FOUR BEDROOM FAMILY HOME *****

An opportunity to purchase this extended four bedroom family home, providing spacious living accommodation perfect for a growing family.

Occupying an enviable position in this sought after and convenient location close to town and all it's amenities.

Briefly comprising of Entrance Hallway, Lounge/ Dining Room, Family Room/ Home Study, Fitted Kitchen, Four Bedrooms and Bathroom.

Having the 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 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, Friday and Saturday in the Town Centre, and a nearby park with activities and fields. 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.

EXTENSION DISCLAIMER

Please note that the extension works and necessary documentation have not been signed off by Building Control The Vendors will provide an indemnity insurance policy upon completion. This policy is intended to offer protection against any potential enforcement action by the local authority in relation to the lack of Building Control approval. Buyers are advised to seek independent legal advice regarding the implications of this and the scope of cover provided by the indemnity insurance.

ENTRANCE HALLWAY

Covered entrance with door leading into the Entrance

Hallway with staircase leading to the First Floor Landing. Radiator, door leading off,

FAMILY ROOM/ OFFICE

A versatile room with bow window to the front aspect, feature fireplace with surround and hearth. Coved ceiling, radiator. Door leading into,

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink with mixer tap. Space for freestanding cooker with extractor hood over. Space for washing machine below work surface, further space for freestanding fridge/ freezer. Further range of matching wall mounted units, two windows to the rear aspect. Door opening to understairs storage cupboard. Radiator, door leading into,

DUAL ASPECT LOUNGE/ DINING ROOM

With window to the front aspect, and French doors to the rear aspect. Ample space for lounge and family dining area.

FIRST FLOOR LANDING

Staircase leads from the Entrance Hallway to the First Floor Landing with access to loft space. Doors leading off,

BEDROOM 1

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

BEDROOM 2

Another generous bedroom with window to the front aspect, access to further loft space. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

BEDROOM 4

With window to the rear aspect. Radiator.

BATHROOM

With suite comprising of panelled bath with shower screen and shower head over. WC and wash hand basin. Window to the rear aspect, tiled walls. Radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking for multiple vehicles. Area laid with lawn, established hedge to one side and fencing to the other. Pedestrian access leads to the Rear Garden.

Large decking area perfect for entertaining with friends and family. Area laid with lawn, garden storage shed. Enclosed with fencing and hedges.

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 A- 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.

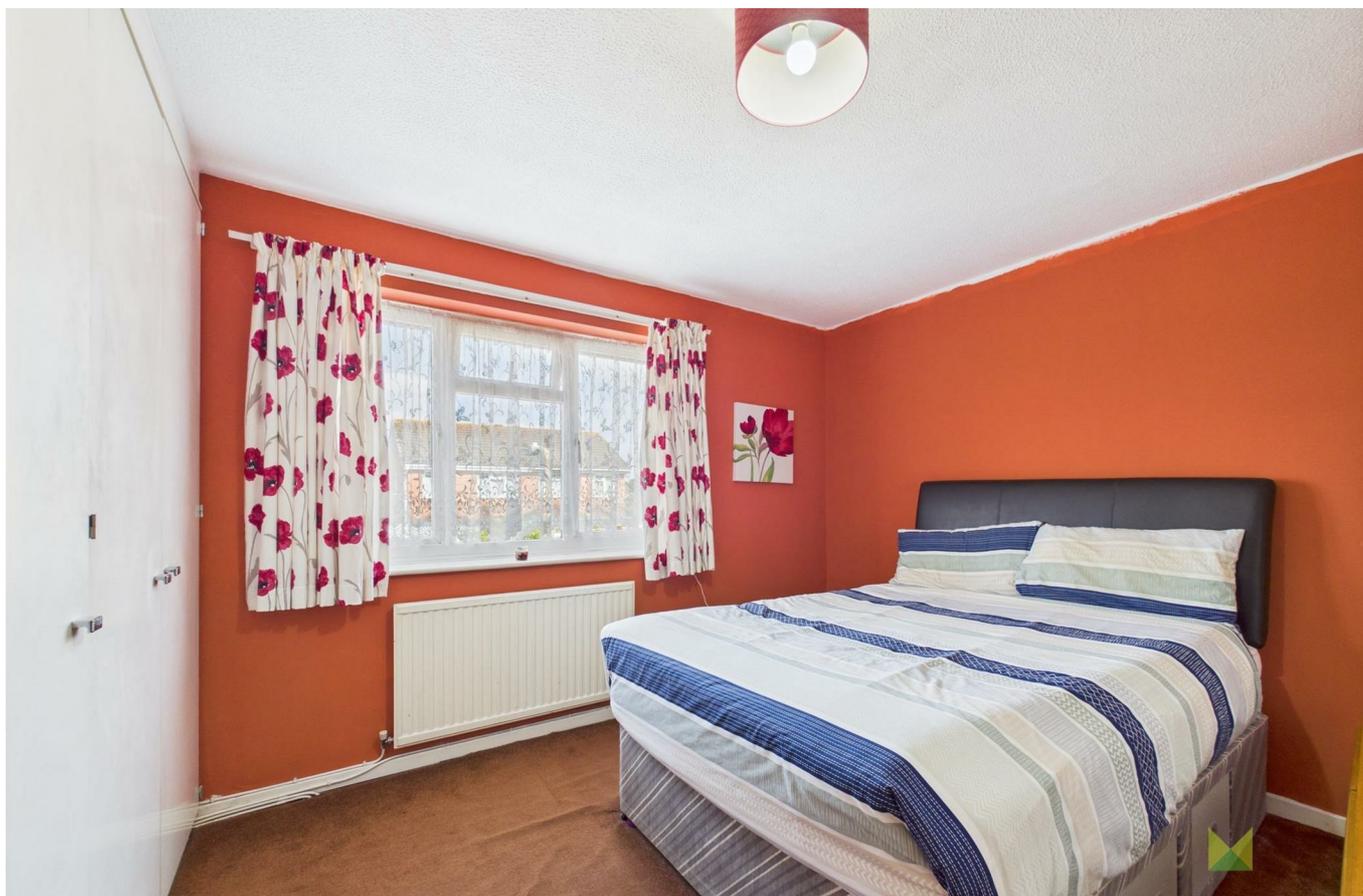
NEED TO CONTACT US

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.





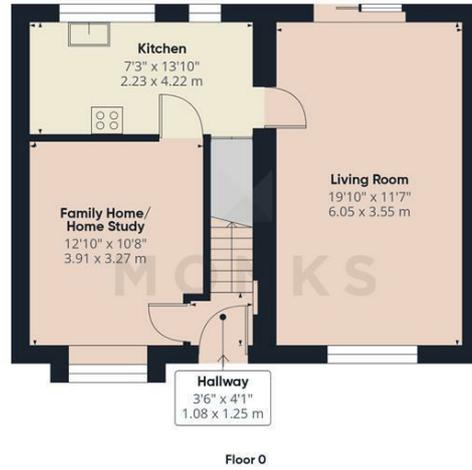
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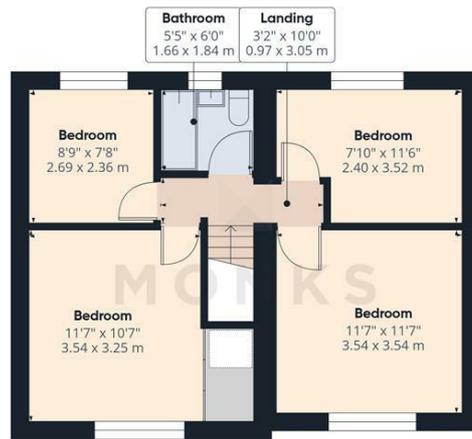
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Floor 0



Floor 1

Approximate total area^m
1007 ft²
93.5 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.

GIRAFFE360



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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	84

Environmental Impact (CO ₂) 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	

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.
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