

2 Fitzalan Close Whittington Oswestry SY11 4PG



2 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- SPACIOUS TWO BEDROOM SEMI DETACHED
- TWO GOOD SIZED BEDROOMS
- SUNROOM OVERLOOKING THE GARDEN
- LARGE DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- EXTENDED LIVING ACCOMODATION
- GENEROUS KITCHEN/ DINING ROOM
- LOG BURNING STOVE IN LOUNGE
- MATURE ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'E'



*** SPACIOUS TWO BEDROOM HOME ***

An opportunity to purchase this extended two bedroom semi detached home offering spacious living accommodation perfect for first time buyers, or those looking to downsize whilst still retaining space.

Occupying an enviable location on the edge of the self sufficient village of Whittington, having ease of access to a wealth of local amenities.

Briefly comprising of entrance hall, lounge, kitchen/ dining room, sunroom, brick built outbuilding, two double bedrooms and family bathroom.

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

Viewings essential

Property details

LOCATION

Babbinswood is a peaceful and attractive rural hamlet situated in the North Shropshire countryside, approximately 3 miles east of the market town of Oswestry and close to the popular village of Whittington. The area offers an appealing combination of countryside living and convenient access to everyday amenities, with Oswestry providing a comprehensive range of shops, supermarkets, leisure facilities, schools and independent businesses. The nearby village of Whittington also offers a primary school, village shop, public houses and the historic Whittington Castle. For commuters, the area is particularly well placed for road connections, with the A5 approximately 2 miles away providing links towards Wrexham and Chester to the north and Shrewsbury, Telford and the wider West Midlands to the south. Gobowen railway station is also within easy reach, offering regular services towards Shrewsbury, Chester and North Wales.

ENTRANCE HALLWAY

Partially glazed door leads into the Entrance Hallway. Staircase leads to the first Floor Landing. Door leading into,

LOUNGE

Naturally well lit with window to the front aspect, chimney recess housing an electric log effect fire with fire surround. Radiator, door leading into,

KITCHEN/ DINING ROOM

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink, space for freestanding cooker. Partially tiled walls and further range of wall mounted units. Wooden effect laminate flooring. Ample space for dining table. Stable door leading into,

SUNROOM

With door leading out to the rear garden. Tiled flooring, door leading into,

UTILITY ROOM

With window to the rear aspect. Plumbing and power for washing machine and tumble dryer.

WC

With WC

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing. Window to the side aspect, doors leading off,

BEDROOM 1

Naturally well lit with two window to the front aspect. Picture railing. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator,

BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. tiled walls, door opening to storage cupboard.

GARAGE

With up and over door to the front aspect.

OUTSIDE

To the front of the property there is a concrete driveway providing ample off road parking for several vehicles, further area laid with gravel and enclosed with mature hedges.

The rear garden has a paved patio area perfect for entertaining, area laid with lawn, raised flower beds and enclosed with mature hedges.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water and electricity 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](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

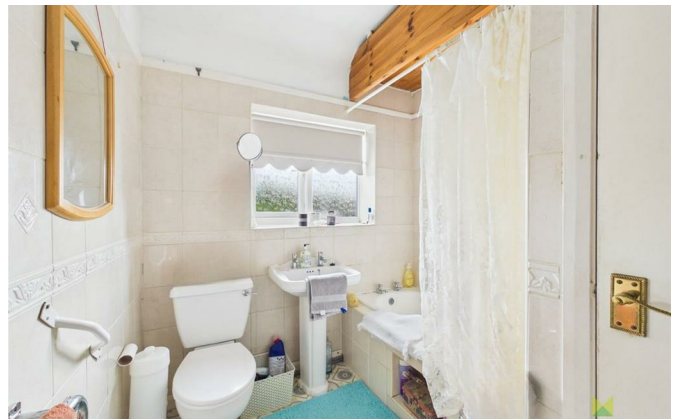
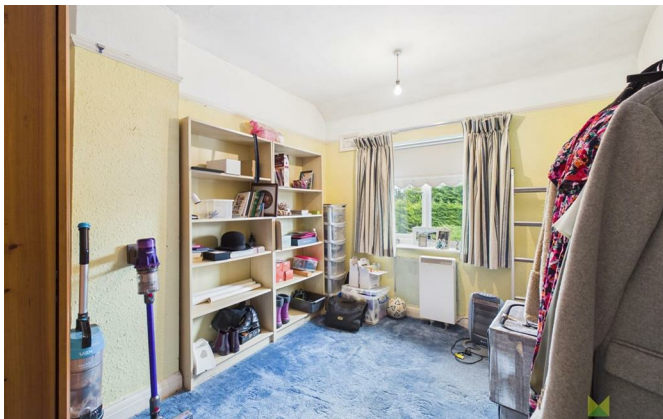
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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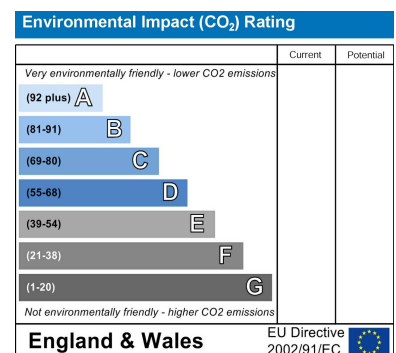
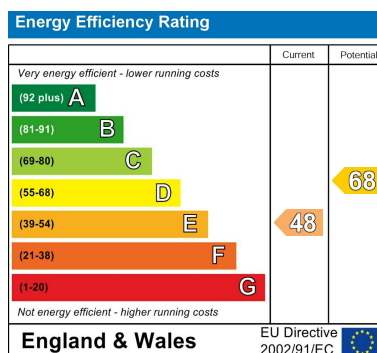
Oswestry office

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



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