

10 Donnett Mews Whittington Oswestry SY11 4PY



3 Bedroom Barn Conversion
Offers In The Region Of £269,500

The features

- THREE BEDROOM BARN CONVERSION
- SPACIOUS LOUNGE/ DINING ROOM
- THREE DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION
- FITTED KITCHEN WITH RANGE OF APPLIANCES
- OFF ROAD PARKING FOR TWO VEHICLES
- ENERGY PERFORMANCE RATING "



***** BEAUTIFULLY PRESENTED THREE BEDROOM BARN CONVERSION *****

An opportunity to purchase this beautifully presented three bedroom barn conversion, offering charming living accommodation perfect for the growing family or those looking for a little extra space.

Occupying an enviable position in the heart of the historic village of Whittington and having ease of access to the nearby Market Town of Oswestry and the A5/ M54 motorway network perfect for commuters.

Briefly comprising of Reception Hall, Lounge, Kitchen/ Dining Room, Cloakroom, Three Double Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing throughout, 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

Entrance door leading into the Reception Hall, with window to the front aspect, laminate flooring. Radiator, staircase leading to the First Floor Landing and doors leading off,

LOUNGE

A good sized room perfect for entertaining. Window and French doors overlooking the rear aspect, wooden flooring and electric log burning effect fire. Radiator, door leading into,

KITCHEN

Fitted with a modern range of grey shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer composite sink with mixer tap and window above

overlooking the front aspect. Integrated double oven/ grill and inset four ring gas hob with extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panels. Partially tiled walls and further range of wall mounted units. Breakfast seating area and window to the front aspect. Laminate flooring, radiator.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback. Tiled flooring. Radiator.

FIRST FLOOR LANDING

Stairs leads from the Reception Hall to the First Floor Landing with window overlooking the side aspect. Access to loft space, charming exposed ceiling beams and doors leading off,

BEDROOM 1

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

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator. Door opening to fitted storage cupboard.

FAMILY BATHROOM

Skylight window and suite comprising of panelled bath, shower cubicle with shower head over. WC and wash hand basin. Fully tiled walls. Radiator.

OUTSIDE

To the front of the property there is off road parking . The rear garden has been laid with paving slabs for ease of maintenance. Enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services 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](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.





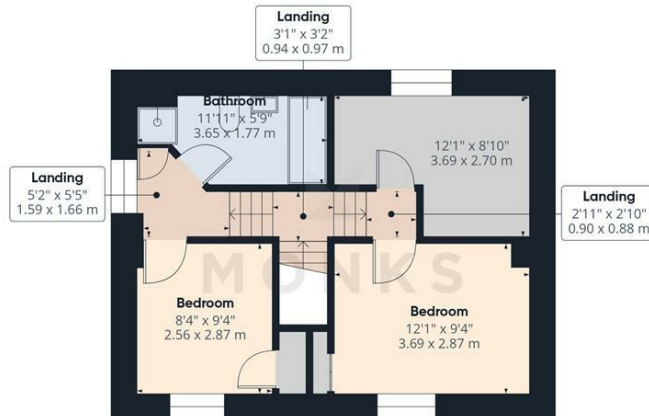
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Floor 0



Floor 1



Approximate total area[®]
851 ft²
79.1 m²

(1) Excluding balconies and terraces

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

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	

73

78

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	

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.

- 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.