

12 Chestnut Avenue Dudleston Heath SY12 9LQ



2 Bedroom House - Semi-Detached
Offers In The Region Of £220,000

The features

- DECEPTIVELY SPACIOUS TWO BEDROOM HOME
- ENVIABLE CUL DE SAC LOCATION
- TWO GENEROUS SIZED BEDROOMS
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- PERFECT FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- LOUNGE AND IMPRESSIVE OPEN PLAN KITCHEN/ DINING ROOM
- FAMILY BATHROOM AND CLOAKROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- ENERGY PERFORMANCE CERTIFICATE RATING 'C'



***** BEAUTIFULLY PRESENTED TWO BEDROOM HOME *****

An opportunity to purchase this well presented and much improved two bedroom semi detached home, perfect for first time buyers, or those looking to downsize.

Occupying an enviable cul de sac location in the sought after village of Dudleston Heath and being within a short drive to the nearby Market Town of Ellesmere.

Briefly comprising of Reception Hallway, Lounge, Impressive extended Open Plan Kitchen/ Dining Room, Cloakroom, Two Generous Double Bedrooms, and Bathroom.

Having the benefit of gas central heating, double glazing, driveway with off road parking and enclosed easy maintenance rear garden.

Viewings Essential

Property details

LOCATION

The property is situated in the popular village of Dudleston Heath, with local amenities including a primary school, local bowls/ tennis club, post office, and parish church. With ease of access to Ellesmere, also known as Shropshire's Lake District, which provides major supermarkets and local shopping, a secondary school and many nature walks. Within close commuting distance is the popular market town of Oswestry, and the established town of Shrewsbury, with ease of access to the A5 and major motorway networks, providing access to the midlands and beyond to the south and North Wales to the North.

RECEPTION HALLWAY

Covered entrance with entrance door leading into Reception Hallway. Window to the side aspect, staircase leading to the First Floor Landing. Understairs storage cupboard, door leading off,

CLOAKROOM

With window to the side aspect, WC and wash hand basin with complimentary tiled splashback. Radiator.

LOUNGE

With bay window to the front aspect, feature fireplace with tiled hearth and wooden effect mantel beam over. Radiator, archway leading into the Dining Area, and door leading into,

OPEN PLAN KITCHEN DINING ROOM

The kitchen has been attractively fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with worksurface over. Single drainer composite sink set into base level unit with mixer tap and window above, overlooking the rear aspect. Integrated oven/ grill with inset four ring ceramic hob with extractor hood over and stainless steel splashback. Integrated fridge/ freezer, washing machine and dishwasher all with matching fascia panels. Further range of wall mounted units with lighting below. A well lit room with further

window to the side aspect and skylight window. Tiled flooring, leading into, DINING AREA- With French doors with integrated venetian blinds to the rear aspect, space for family dining table, carpeted flooring and radiator.

FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing with window to the side aspect, access to loft space and doors leading off,

BEDROOM 1

A generous sized double bedroom with two windows to the front aspect. Fitted recessed shelving Radiator.

BEDROOM 2

Another generous sized room with window to the rear aspect. Radiator.

FAMILY BATHROOM

With suite comprising of p shaped panelled bath with shower screen and shower head over, vanity unit with wash hand basin. low level WC and storage, aqua panelled walls and mounted combination gas boiler. Radiator.

OUTSIDE

To the front of the property there is a gravelled driveway providing ample off road parking, pathway leading to the covered entrance and further pathway leading to the side of the property and into the Rear Garden. Large paved patio area perfect for entertaining with friends and family, or those who like to dine alfresco. The garden has been landscaped for easy maintenance with paved pathway leading around the garden. Wooden storage shed and enclosed with fencing.

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 services are connected.

COUNCIL TAX BANDING

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

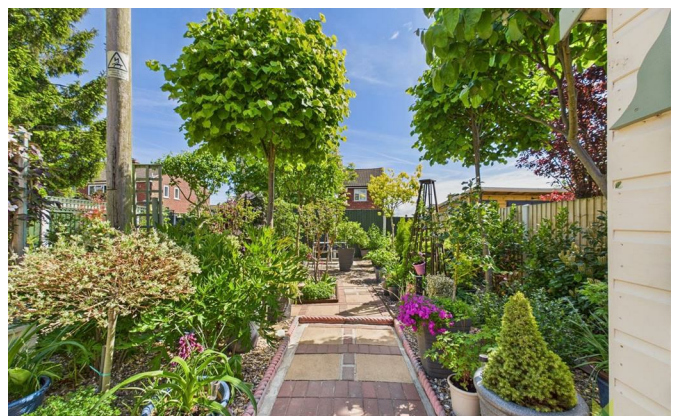
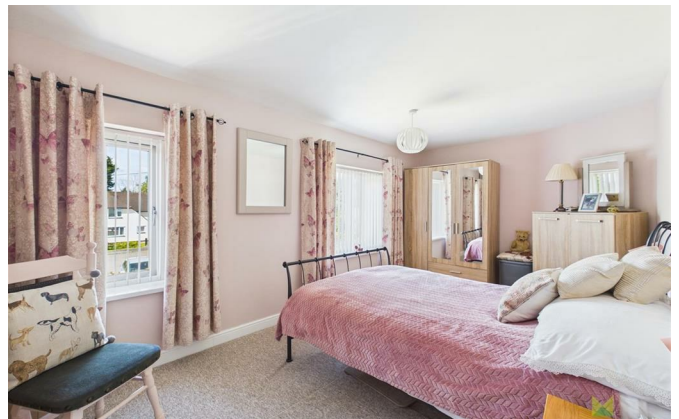
REMOVALS

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

NEED TO CONTACT US

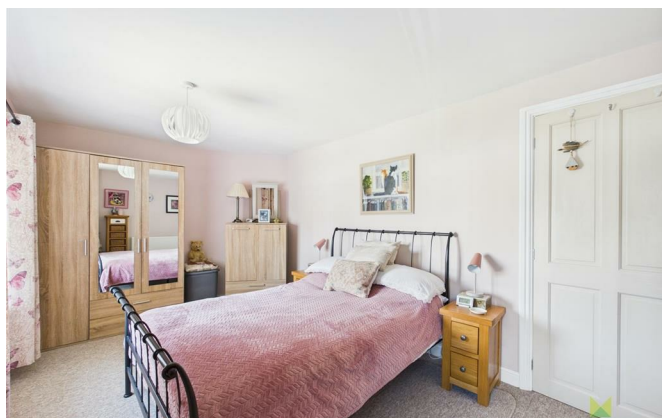
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





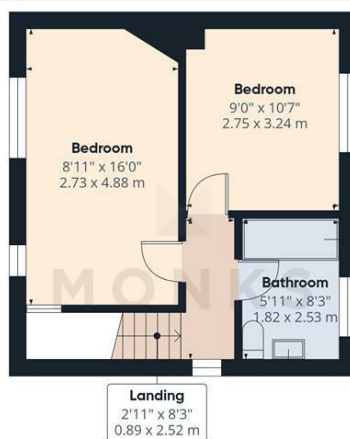
12 Chestnut Avenue, Dudleston Heath, SY12 9LQ.

2 Bedroom House - Semi-Detached
Offers In The Region Of £220,000





Floor 0



Floor 1



Approximate total area[®]
832 ft²
77.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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) 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	

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.
- 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.