

# 20 Henley Drive Oswestry SY11 2RF



**2 Bedroom House - Semi-Detached  
Offers In The Region Of £179,950**

## **The features**

- ATTRACTIVE 2 BEDROOM SEMI DETACHED
- 2 DOUBLE BEDROOMS
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D
- GOOD SIZED LOUNGE AND KITCHEN/DINING ROOM
- RE-FITTED BATHROOM
- POPULAR LOCATION CLOSE TO AMENITIES
- PERFECT FOR FIRST TIME BUYER



**\*\*\* 2 BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING \*\*\***

An opportunity to purchase this spacious two bedroom semi detached home perfect for first time buyers, those looking to downsize, or investors.

Occupying an enviable corner plot in this much sought after area with ease of access to a wealth of local amenities and being ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Lounge, Kitchen / Dining Room., 2 Double Bedrooms and Family Bathroom,

The property benefits from gas central heating, double glazing, driveway with parking, enclosed rear garden.

Viewings Highly Recommended

## 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.

### DISCLAIMER

Please note the photographs were taken prior to the current tenancy. The current tenant is in the process of vacating and the property will be sold vacant possession with no onwads chain.

### ENTRANCE

Covered entrance with steps leading up to part glazed uPVC front door leading into,

### LOUNGE

A spacious room with bay window to the side, laminate flooring, coving. Radiator

### KITCHEN

The kitchen is fitted with a range of black shaker style fronted units incorporating single drainer sink with mixer tap set into base cupboard, Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space below for washing machine. Inset four ring gas hob with extractor hood over and fitted oven beneath. Tiled surrounds and matching range of eye level wall units. Space for fridge, window to the rear and door leading to Rear Garden.

### LANDING

Stairs leading from lounge to first floor landing, coving to the ceiling, loft access, window to the front. Radiator.

### BEDROOM 1

A light room with two windows to the rear, Radiator.

### BEDROOM 2

With window to the front, radiator.

### BATHROOM

Newly fitted suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin set into vanity unit, W/C, laminate flooring, complimentary tiled surrounds, window to the rear. Radiator

### OUTSIDE

The property is approached by paved steps leading to front door. Driveway with off-road parking to the rear, and gated access into rear garden. Rear Garden mostly laid to lawn, with decking area at the bottom, Brick wall to road side, and fencing between neighbours.

### 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.

#### 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 'My Simple Mortgage' 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/buy/mortgage-calculator/) 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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## Judy Bourne

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## Get in touch

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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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</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:

- 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.