

47 Brookhouse Road

Oswestry

SY11 2JW



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

The features

- SPACIOUS THREE BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE/ DINING ROOM AND KITCHEN
- LARGE DRIVEWAY RECENTLY TARMACED
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION CLOSE TO TOWN CENTRE
- THREE DOUBLE BEDROOMS AND SHOWER ROOM
- ENCLOSED GOOD SIZED EASY MAINTENANCE GARDEN
- ENERGY PERFORMANCE RATING



*** 3 BEDROOM FAMILY HOME- CLOSE TO AMMENTITIES ***

An opportunity to purchase this deceptively spacious three bedroom semi detached family home, perfect for first time buyers, or investors.

Occupying an enviable position on the edge of the Town Centre, just a short stroll to all of it's amenities and having ease of access to the A5/ M54 motorway network.

Briefly comprising of Reception Hall, Lounge/ Dining Room, Kitchen, Three generous Bedrooms and Shower Room.

Having benefit of gas central heating, 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 and Saturday in the Town Centre. 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.

ENTRANCE HALL

Covered entrance and door lead into the Entrance Hall. Staircase leads to the First Floor Landing. Storage cupboard and further storage under stairs and door leading into,

LOUNGE/ DINING ROOM

Naturally well lit with window to the rear aspect and French doors lead out to the Rear Garden. Feature fireplace with surround and hearth housing electric fire. Extra space which is perfect for those who work from home. Door opening to large storage cupboard. Ample space for dining table. door leading into,

KITCHEN

The kitchen has been fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink with mixer tap. Space for freestanding cooker with extractor hood over. Space below work surface for washing fridge, freezer, washing machine and tumble dryer. Partially tiled walls, further range of wall mounted units, window to the front aspect. Door leading out to the Rear Garden.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing. Access to loft space, doors leading off,

BEDROOM 1

With window to the rear aspect. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front and side aspect, airing cupboard. Radiator.

SHOWER ROOM

With window to the front aspect and suite comprising of double width shower, WC and wash hand basin. Tiled walls, heated towel rail.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking. Side gate provides access into the Rear Garden.

The rear garden has been laid with paving slabs for ease of maintenance, large timber shed. 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 all main services 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

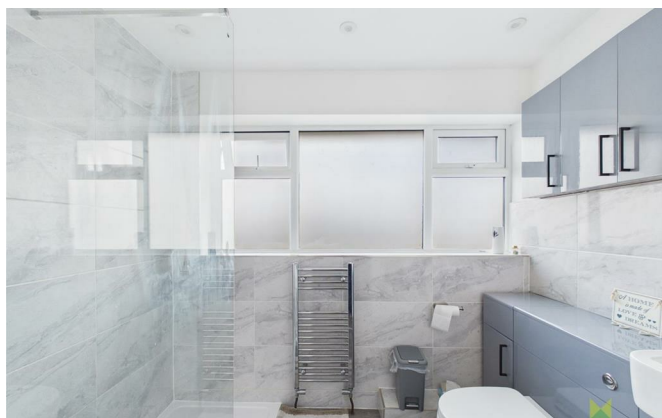
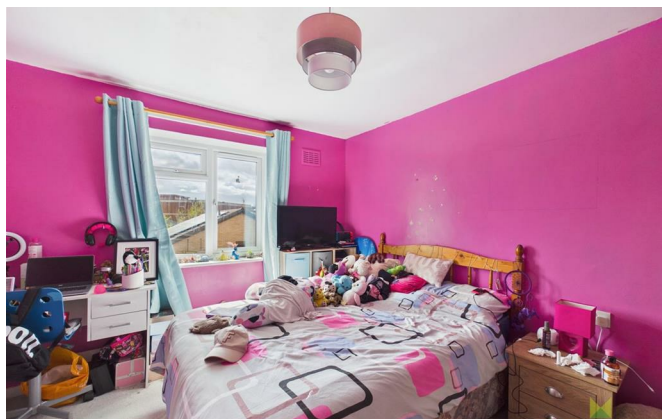
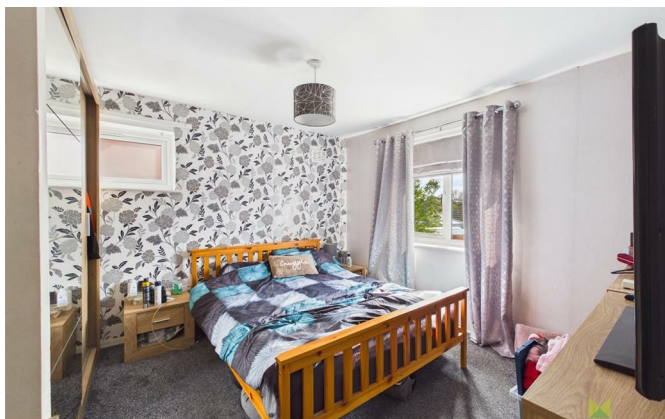
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

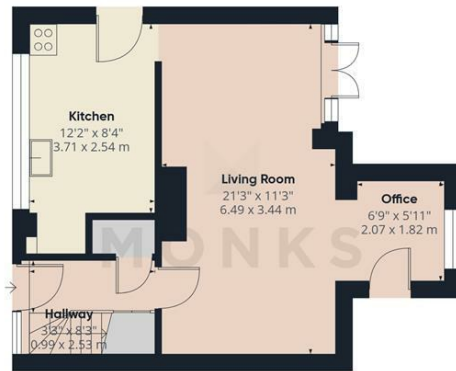
NEED TO CONTACT US

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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Floor 0



Floor 1

Approximate total area[®]
838 ft²
77.8 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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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) 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	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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