

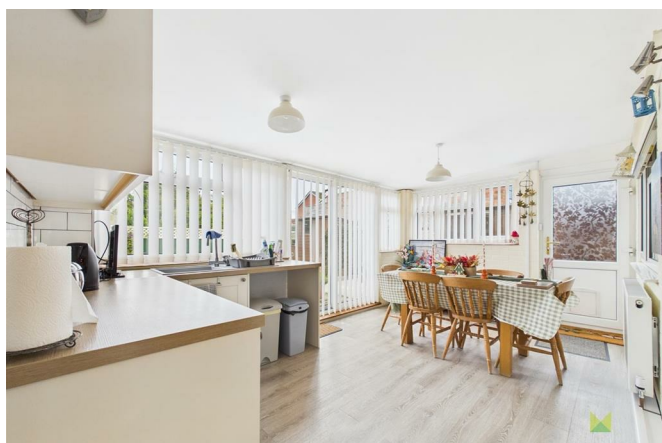
# 62 Whitefriars Oswestry SY11 2LW



**3 Bedroom House**  
**Offers In The Region Of £225,000**

## The features

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH FIREPLACE
- THREE BEDROOMS WITH FITTED WARDROBES
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- OCCUPYING AN ENVIABLE POSITION
- OPEN PLAN LIVING/ DINING/ KITCHEN
- FAMILY BATHROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- ENERGY PERFORMANCE RATING C



\*\*\* DECEPTIVELY SPACIOUS THREE BEDROOM HOME \*\*\*

An opportunity to purchase this well presented three bedroom semi detached family home offering spacious and versatile living accommodation perfect for the growing family.

Occupying an enviable position within walking distance of the Market Town Centre, and having ease of access to the A5/ M54 motorway network.

Briefly comprising of Entrance Hall, Impressive open plan Kitchen/ Living/ Dining Room, Lounge, Three Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway providing off road parking and enclosed rear garden.

Viewings essential.

## Property details

### LOCATION

The property occupies an enviable position in this sought after location. Being a short stroll from the Town Centre and all of its amenities including schools, supermarkets, independent stores, cafes, restaurants, public houses and recreational facilities. For commuters there is ease of access to the A5/M54 motorway network and the nearby Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

### ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Window to front aspect. Radiator, leading into,

### OPEN PLAN LIVING/ DINING / KITCHEN

The kitchen has been beautifully fitted with a modern range of base level shaker style front units comprising of cupboards and drawers with work surface over. Stainless steel sink set into base level units, integrated oven/ grill with inset four ring gas hob and extractor hood over. Integrated fridge/ freezer with matching fascia panel. Space for washing machine below work surface. Further range of matching wall mounted units and partially tiled walls. Ample space for family dining table and french doors leading out to the Rear Garden. Radiator, window to the rear aspect and further door leading out at the side aspect.

### LOUNGE

A spacious room with window to the front aspect. Feature fireplace with surround and hearth. Wood effect laminate flooring. Radiator.

### CLOAKROOM

Comprising of WC and wash hand basin. Radiator.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing with access to loft space. Radiator and doors leading off,

### BEDROOM 1

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

### BEDROOM 2

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

### BEDROOM 3

With window to the front aspect. Fitted wardrobe, radiator.

### BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls. Radiator.

### OUTSIDE

To the front of the property there is a driveway providing off road parking for several vehicles and leading to covered area. Space laid with lawn and side access leads to the Rear Garden. Laid with gravel and paving for ease of maintenance and enclosed with fencing.

### 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

We are advised the council tax is band , however 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

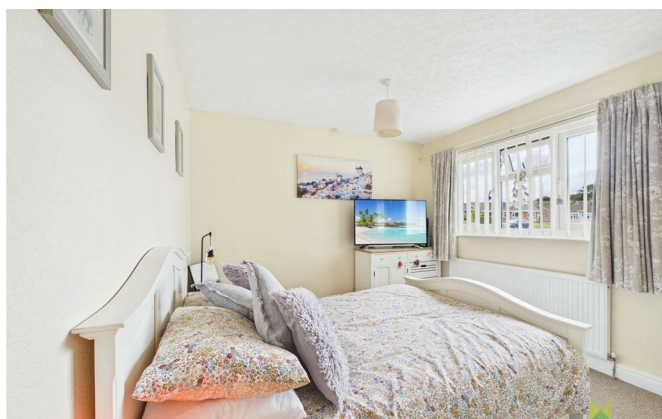
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 62 Whitefriars, Oswestry, SY11 2LW.

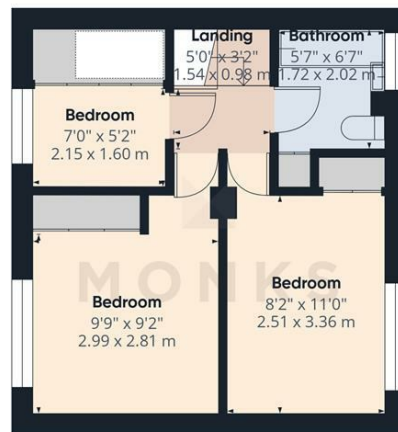
3 Bedroom House

Offers In The Region Of £225,000





Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
920 ft<sup>2</sup>  
85.4 m<sup>2</sup>

(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



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

## Oswestry office

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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                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 72        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| 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.