

# 1 Stanwinsford Queens Head Oswestry SY11 4FW



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £294,000**

## The features

- WELL PRESENTED SEMI DETACHED FAMILY HOME
- FITTED KITCHEN/ DINING ROOM WITH APPLIANCES
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- SPACIOUS LOUNGE
- CLOAKROOM AND UTILITY CUPBOARD
- TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH VIEWS OVER FARMLAND
- ENERGY PERFORMANCE RATING



**\*\*\* FABULOUS THREE BEDROOM FAMILY HOME \*\*\***

An opportunity to purchase this beautifully presented modern three bedroom semi detached family home offering deceptively spacious living accommodation throughout perfect for the growing family and modern living.

Occupying an enviable plot with open views to the rear aspect over farm land, and having ease of access to the nearby market town of Oswestry and the county town of Shrewsbury.

The accommodation which must be viewed to be fully appreciated comprises of entrance hallway, lounge, spacious kitchen/ dining room with utility cupboard and cloakroom. The first floor benefits from principal bedroom with en suite, two further double bedrooms and family bathroom.

The property has the benefit of central heating, underfloor heating on the ground floor, double glazing, large driveway providing off road parking for several vehicle and enclosed rear garden with open views over farmland.

Viewings essential

## Property details

### LOCATION

Located in this sought-after area of Queens Head, this property enjoys a convenient position just a few miles from the Market Town of Oswestry. The area offers a welcoming community feel with a popular village pub and easy access to a wealth of amenities including, shops, schools, weekly market, and leisure facilities in nearby Oswestry. Having ease of access to the A5/ M54 motorway network perfect for commuters. The nearby train station at Gobowen provides direct access to Chester and North Wales to the North, and Midlands to the South. The stunning Shropshire countryside and Welsh borderlands are right on your doorstep for scenic walks and outdoor pursuits.

### ENTRANCE HALLWAY

Storm porch covered entrance with door leading into the Entrance Hallway with window to the side aspect and fitted blinds. Staircase leads to the First Floor Landing, underfloor heating, leading into,

### LOUNGE

The Lounge has a window to the front aspect providing plenty of light with fitted shutter blinds. Wooden effect flooring, door leading into,

### KITCHEN/ DINING ROOM

The kitchen has been fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl composite drainer sink set into base level unit with mixer tap. Integrated double oven/ grill and four ring electric hob with extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panels. Further range of matching wall mounted units. Window overlooking the rear aspect and tiled flooring.

Ample space for family dining table, perfect for entertaining with guests. Double doors open to utility cupboard with plumbing and amenities for washing machine and tumble dryer. Fitted shelves providing storage. French doors lead out to the Rear Garden. Underfloor heating and door leading into,

### CLOAKROOM

Window with frosted glass to the side aspect. WC and vanity cupboard with wash hand basin and complimentary tiled splashback. Tiled flooring, underfloor heating.

### FIRST FLOOR LANDING

Staircase leads from the Entrance Hallway to the First Floor Landing with skylight allowing ample light. Access to loft space which has been partially boarded providing useful storage space, door opening to airing cupboard and further doors leading off,

### PRINCIPAL BEDROOM

Window to the front aspect with fitted blinds, double doors opening to fitted wardrobe space. Radiator, door leading into,

### ENSUITE

Enclosed shower unit with aqua panelled walls. Vanity unit housing enclosed WC and wash hand basin. Heated towel rail.

### BEDROOM 2

Window to the rear aspect with fitted blinds and overlooking the farmland to the rear. Radiator.

### BEDROOM 3

Window to the rear aspect with fitted blinds and overlooking the farmland to the rear. Radiator.

### FAMILY BATHROOM

Skylight providing natural light and suite comprising of panelled bath with shower head over, shower screen and aqua panelled walls. Vanity unit housing wash hand basin and enclosed WC. Wall mounted LED mirror and heated towel rail.

### OUTSIDE

To the front of the property there is a large gravel driveway providing ample off road parking for several vehicles and leading down the side of the property. Area laid with lawn and pathway leading to the entrance door.

The rear garden has a paved patio area, perfect for entertaining with friends and family. Area laid with lawn and stepping stones lead down the garden to a further paved patio area. Low level fence to the rear aspect provides views over the open farmland. 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 electricity and water supply service the property, and oil heating.

#### COUNCIL TAX BANDING

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

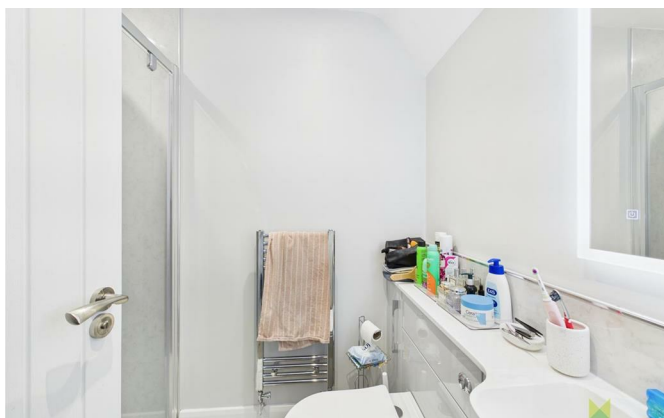
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

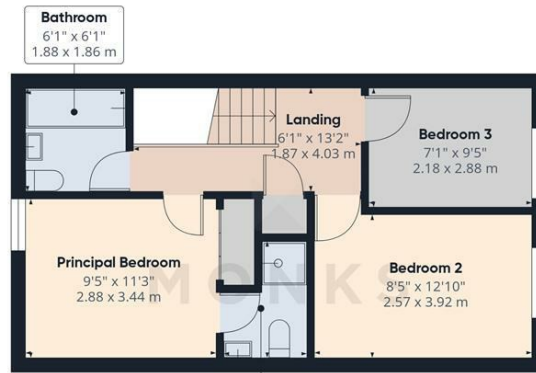
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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
 905 ft<sup>2</sup>  
 84.1 m<sup>2</sup>

**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

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) <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 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	

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