

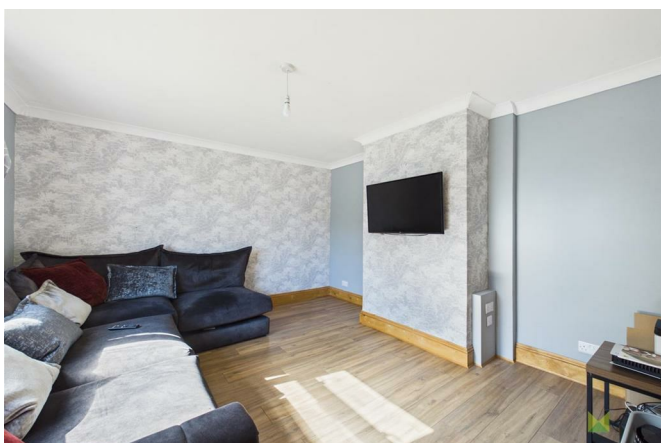
23 Cherry Tree Drive Oswestry SY11 2QH



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

The features

- SPACIOUS THREE BEDROOM FAMILY HOME
- LOUNGE WITH FEATURE FIREPLACE
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED GOOD SIZED REAR GARDENS
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- CONVENIENT POSITION CLOSE TO TOWN
- FITTED KITCHEN WITH PANTRY CUPBOARD
- LARGE DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING



***** BEAUTIFULLY PRESENTED SPACIOUS FAMILY HOME *****

This spacious 3 bedroom semi detached home is beautifully presented and offers spacious and versatile living accommodation perfect for the growing family.

Occupying a pleasant position in a sought after area close to the Town Centre and its amenities and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hallway, open plan Lounge/ Dining Room, well appointed Kitchen, Three Bedrooms and Family Bathroom.

Having the benefit of gas central heating, enclosed rear garden, front garden and driveway with ample parking for multiple vehicles.

Viewings highly recommended.

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 with door leading into the Reception Hall, window to the side aspect, staircase leading to the First Floor Landing. Wooden effect laminate flooring. Doors leading off,

LOUNGE

With window to the front aspect, wooden effect laminate flooring, coved ceiling. Radiator,

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Composite drainer sink set into base level unit. Integrated oven/ grill with inset four ring hob over. Space below work surface for dishwasher, and pantry cupboard with space for tumble dryer. Tiled flooring and partially tiled walls, further range of wall mounted units. Window to the rear aspect, and door leading out to the Rear Garden. Further door leading into,

DINING ROOM

With window to the rear aspect, wooden effect laminate flooring. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing. Access to loft space, window to the side aspect. Doors leading off,

BEDROOM 1

With window to the front aspect, fitted shelving units for storage, coved ceiling. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator,

BEDROOM 3

With window to the front aspect. Radiator,

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over, vanity unit with wash hand basin and WC. Partially tiled walls and heated towel rail.

OUTSIDE

To the front of the property there is a large gravel driveway with ample off road parking for several vehicles, side access leads to the rear garden.

Two brick built sheds provide ample storage and large wooden workshop is perfect for DIY enthusiast, or has potential to be used as a office for those who work from home.

Paved patio, area laid with lawn 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 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.

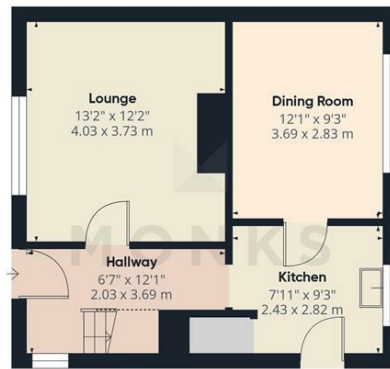
NEED TO CONTACT US

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.

23 Cherry Tree Drive, Oswestry, SY11 2QH.

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





Floor 0



Floor 1

Approximate total area^m
820 ft²
76.2 m²

Reduced headroom
11 ft²
1 m²

(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



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.
- 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.