

6 Brook Lea Close Trefonen Oswestry SY10 9DA



2 Bedroom House - Semi-Detached
Offers In The Region Of £185,000

The features

- TWO BEDROOM SEMI DETACHED HOUSE
- FABULOUS RURAL ASPECT VIEWS
- CONSERVATORY WITH COUNTRYSIDE VIEWS
- BEDROOM WITH FITTED WARDROBES
- SPLIT LEVEL ENCLOSED REAR GARDEN
- ENVIABLE VILLAGE LOCATION IN TREFONEN
- SPACIOUS LOUNGE/ DINING ROOM
- TWO DOUBLE BEDROOMS | KITCHEN
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'D'



***** FABULOUS RURAL VIEWS- TWO BEDROOM HOME *****

An opportunity to purchase this well presented two bedroom semi detached family home occupying an enviable position in the heart of Trefonen being perfect for first time buyers and downsizers.

Occupying an enviable position in the heart of the sought village of Trefonen, having ease of access to local amenities including shop, school and public house. Further ease of access to the nearby Market Town of Oswestry boasting a further range of amenities.

Briefly comprising of entrance porch and hallway, kitchen, lounge/ dining room, conservatory with rural aspect views, double bedroom with fitted storage, further double bedroom and bathroom.

Having benefit of double glazing, driveway with off road parking, enclosed rear garden with fabulous rural aspect views and storage shed with power.

Viewings essential

Property details

LOCATION

ENTRANCE PORCH

Partially glazed door leading into the Entrance Porch, further door leading into,

HALLWAY

With door leading into the Lounge and Kitchen. Radiator.

LOUNGE

With door opening to under stairs storage cupboard, TV and media point, staircase leading to the First Floor Landing. Radiator,

CONSERVATORY

Being of brick base and sealed unit with fabulous rural aspect views. Door leading into the garden.

FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing. Access to loft space. Doors leading off,

BEDROOM 1

With window to the rear aspect, fitted wardrobes and storage cupboard. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin. Radiator.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking space. Door leading to the Entrance door. The front garden has been laid with decorative gravel for ease of maintenance. Storage shed with electricity. Side access gate leads to the Rear Garden.

The Rear Garden is a split level garden with paved patio and steps leading down to a further area laid with gravel for ease of maintenance. Rural aspect views, area planted with an established range of mature shrubs.

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 main services are connected.

COUNCIL TAX BANDING

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

6 Brook Lea Close, Trefonen, Oswestry, SY10 9DA.

2 Bedroom House - Semi-Detached
Offers In The Region Of £185,000





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

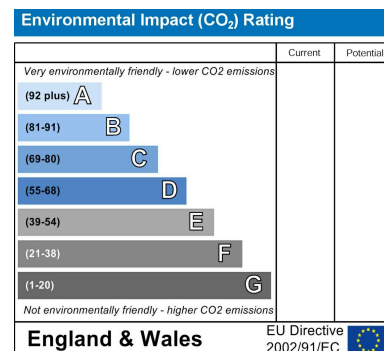
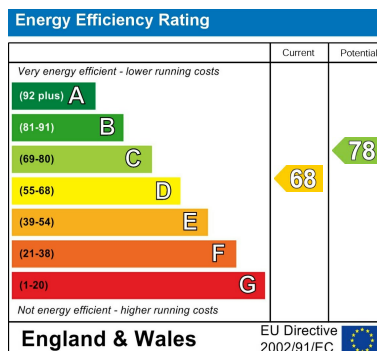
Oswestry office

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



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.