

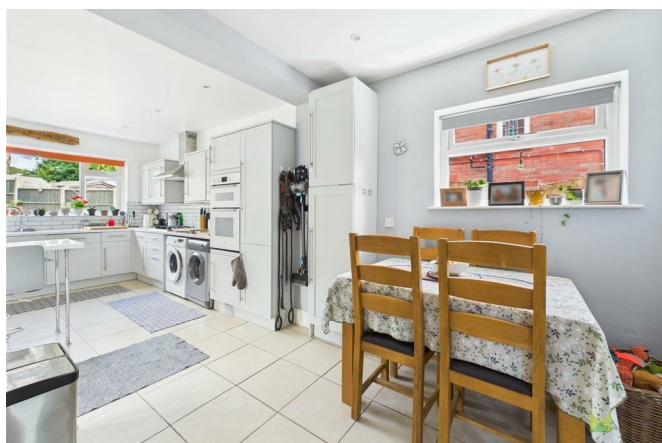
# 6 Monkmoor Avenue Oswestry SY11 2LD



**4 Bedroom House - Detached**  
**Offers In The Region Of £349,950**

## The features

- CHARMING DOUBLE FRONTED DETACHED HOME
- LOUNGE AND FAMILY/SITTING ROOM WITH LOG BURNERS
- SPACIOUS KITCHEN/DINING ROOM
- DRIVEWAY WITH AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES AND THE TOWN
- HOME OFFICE/ANNEXE WITH SHOWER ROOM
- 4 BEDROOMS AND FAMILY BATHROOM
- LOVELY ESTABLISHED REAR GARDEN
- ENERGY PERFORMANCE RATING "D"



### \*\*\* IMPRESSIVE 4 BEDROOM DETACHED HOME \*\*\*

**An excellent opportunity to purchase this attractively presented, double fronted, four bedroom detached home offering flexibility and versatility of ground floor living space with Annexe/Home office with its own entrance - perfect for a growing family or work from home.**

**Occupying an enviable position in this sought after location a short stroll from amenities including schools and the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall with Cloakroom, Lounge and Sitting/Family Room with log burners, Home Office/Ground Floor Bedroom with Shower Room, Kitchen/Dining Room, 4 generous Bedrooms and family Bathroom.**

**The property has the benefit of gas central heating, double glazing, driveway with parking and lovely enclosed rear garden.**

**Viewing 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.

##### RECEPTION HALL

Covered entrance with sealed unit double glazed door opening to Reception Hall, useful understairs storage cupboard, radiator.

##### CLOAKS/BOOT ROOM

with suite comprising WC and wash hand basin, useful boot storage area, window to the rear, tiled surrounds.

##### LOUNGE

A charming room with bow window to the front, chimney breast with brick surround housing cast iron log burner, media point, radiator.

##### EXTENDING SITTING/FAMILY ROOM

A lovely through room naturally well lit with window to the front and French door to the garden. Chimney breast housing cast iron log burner, media point, radiators.

##### KITCHEN/DINING ROOM

Dining Area with window to the side, radiator.

Kitchen fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and drawers beneath and eye level double oven and grill with cupboards above and below. Tiled surrounds and matching wall units, peninsular breakfast bar, space for fridge/freezer. Window overlooking the garden, tiled flooring throughout, radiator.

##### GROUND FLOOR BEDROOM/HOME OFFICE

with its own entrance door, windows to the front and side, radiator.

##### SHOWER ROOM

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



### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with feature stained glass window to the front and off which lead

### BEDROOM 1

A generous double room with window to the front, radiator.

### BEDROOM 2

Another generous room with window to the front, radiator.

### BEDROOM 3

Again a double room with window overlooking the rear, radiator.

### BEDROOM 4

with window to the side, radiator.

### BATHROOM

with suite comprising shower cubicle with direct mixer shower unit, panelled bath, pedestal wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is approached over brick paved driveway with parking for several cars. The Front Garden area is laid for ease of maintenance to gravelled forecourt with flower beds and enclosed with wooden fencing.

The Rear Garden is an attractive feature of the property with good sized paved patio and raised decked sun terrace, both perfect for those who love to outdoor entertain and dine alfresco. Shaped lawns with well stocked flower, shrub and herbaceous beds with inset specimen trees. Large Garden Store and being enclosed with wooden fencing and offering a good level of privacy.

### 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 C, 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 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.

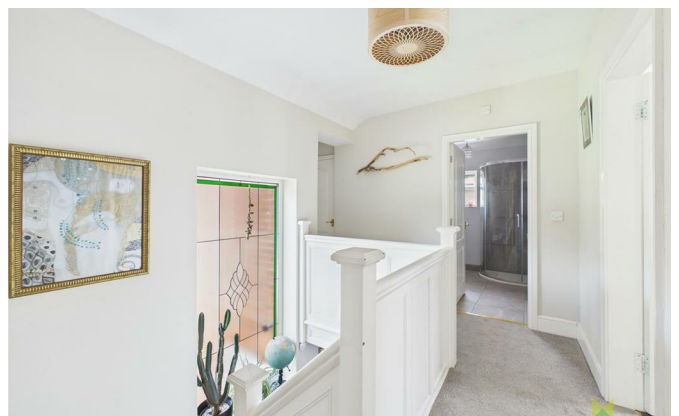
### REMOVALS

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.

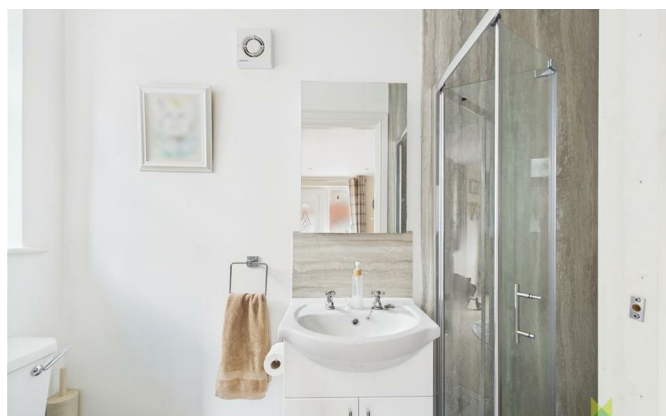
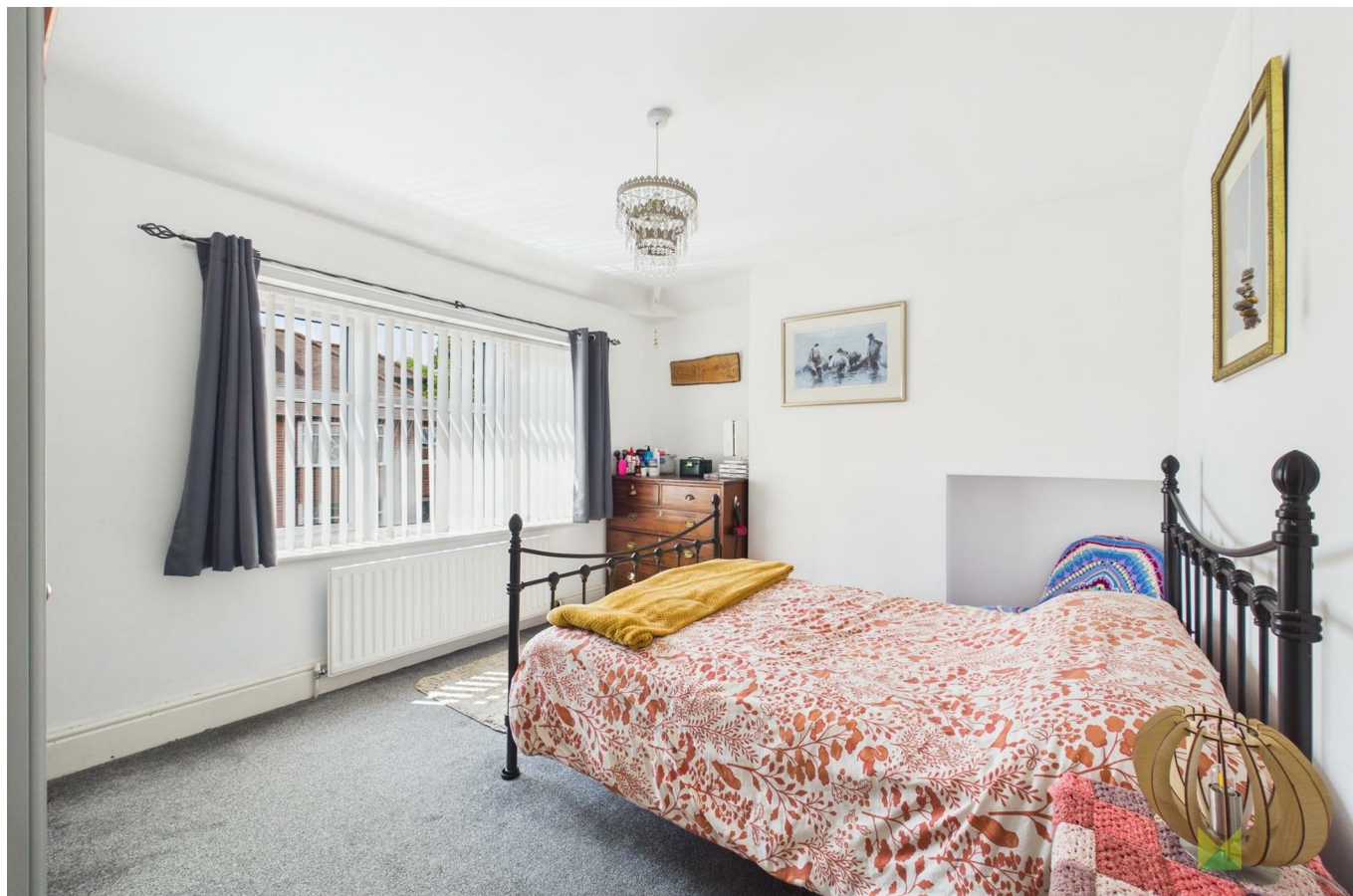






## 6 Monkmoor Avenue, Oswestry, SY11 2LD.

4 Bedroom House - Detached  
Offers In The Region Of £349,950





## 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

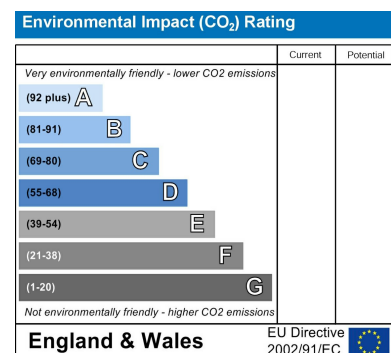
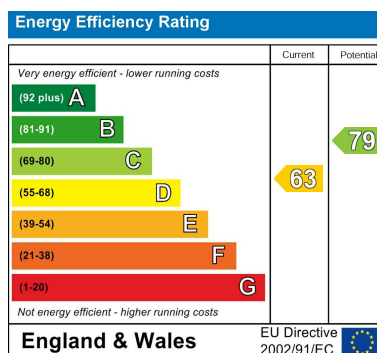
## Oswestry office

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.