

# 39 Brookhouse Road Oswestry SY11 2JW



**3 Bedroom House**  
**Offers In The Region Of £180,000**

## The features

- SPACIOUS THREE BEDROOM FAMILY HOME
- CONVENIENT LOCATION CLOSE TO TOWN
- THREE GENEROUS BEDROOMS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'TBC'
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- SPACIOUS LOUNGE AND KITCHEN/ DINING ROOM
- FAMILY SHOWER ROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL



### \*\*\* 3 BEDROOM FAMILY HOME- CLOSE TO AMMENTITIES \*\*\*

**An opportunity to purchase this deceptively spacious three bedroom semi detached family home, perfect for first time buyers, or investors.**

**Occupying an enviable position on the edge of the Town Centre, just a short stroll to all of it's amenities and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Reception Hall, Lounge, Kitchen/ Dining Room. Three generous Bedrooms and Shower Room.**

**Having benefit of gas central heating, driveway and garage with off road parking, front garden and enclosed rear garden.**

#### **Viewings essential**

#### **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**

Door leads into the Reception Hall, with staircase leading to the First Floor Landing, doors leading off,

##### **CLOAKROOM**

With WC.

##### **LOUNGE**

With window to the rear aspect, feature fireplace housing cast iron log burning stove and hearth. Radiator, laminate flooring.

##### **KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit. Space for freestanding cooker, with extractor hood over and further space below worksurface for appliances. Window overlooking the front aspect, Tiled flooring, space for dining table. Radiator.

##### **FIRST FLOOR LANDING**

Staircase leads from the Reception Hall to the First Floor Landing. Access to loft space, doors leading off,

##### **BEDROOM 1**

With window to the rear aspect. Radiator.

##### **BEDROOM 2**

With window to the front aspect. Fitted storage. Radiator

##### **BEDROOM 3**

With window to the rear aspect. Radiator.

##### **BATHROOM**

Suite comprising of shower cubicle, WC and wash hand basin. Window to the front aspect. Radiator.

##### **GARAGE**

Providing off road parking and storage. Up and over door.

##### **OUTSIDE**

To the front of the property there is a driveway leading to the garage, area laid with gravel giving potential for further parking.

To the rear of the property there is a paved patio area and further area laid with gravel providing an easy maintenance garden. 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 B, 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](http://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.

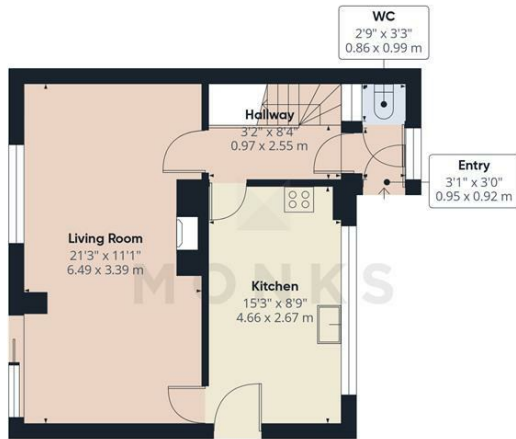


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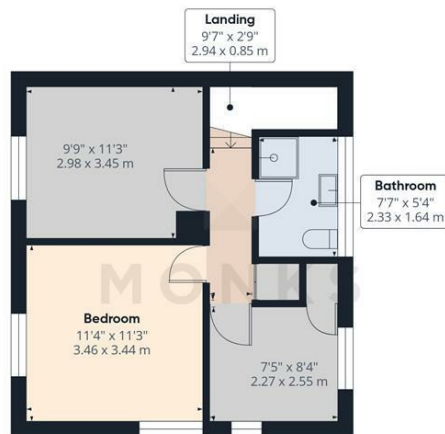
3 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
821 ft<sup>2</sup>  
76.2 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



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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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- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.