

# 25 Stewart Road Oswestry SY11 2HB



3 Bedroom House - Semi-Detached  
Asking Price £219,950

## The features

- ATTRACTIVELY PRESENTED PERIOD HOME
- FITTED KITCHEN AND UTILITY ROOM
- FAMILY BATHROOM AND CLOAKROOM
- VIEWINGS ESSENTIAL TO BE APPRECIATED
- GOOD SIZED LOUNGE/ DINING ROOM
- TWO DOUBLE BEDROOMS AND FURTHER BEDROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE CERTIFICATE 'D'



**\*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM HOME \*\*\***

**An opportunity to purchase this well presented three bedroom family home. Having been modernised whilst retaining many of its original features it is a perfect home for those looking for Town living.**

**The accommodation briefly comprises Entrance Hallway, Lounge/ Dining Room, Kitchen, Utility Room, 3 Bedrooms and Family Bathroom.**

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

**Viewing 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.

### **ENTRANCE HALLWAY**

Covered porch entrance leads into the Entrance Hallway with LVT flooring, dado railing, and coved ceilings. Stairs leading to the First Floor Landing and further stairs leading down. Radiator.

### **LOUNGE/ DINING ROOM**

A well lit dual aspect room with window to the front aspect, and French doors to the rear aspect leading out to the Rear Garden, wooden effect LVT flooring, dado railing and coved ceilings, Chimney recess, electric fire with surround and tiled hearth. Space for family dining table and two radiators,

### **KITCHEN/ BREAKFAST ROOM**

The kitchen has been attractively fitted with a modern range of cream fronted shaker style base level units comprising of cupboards and drawers with worktop over. One and a half bowl drainer sink set into base level unit with mixer tap. Integrated oven/grill with four ring electric hob set into work and extractor hood over with stainless steel splashback. Partially tiled walls and further range of matching wall mounted units. Space for fried under worktop, window to the side aspect, breakfast bar seating area. Radiator and door opening to under stairs storage cupboard.

### **UTILITY ROOM**

A useful space with base level cream shaker style fronted units with worktop over. Space and amenities below worktop for washing machine/ tumble dryer. Window to the side aspect. Wall mounted gas boiler and matching wall mounted units. Tiled flooring, door leading out to the Rear Garden.

### **CLOAKROOM**

With WC and wash hand basin.

### **FIRST FLOOR LANDING**

Staircase leads from the Entrance Hallway to the First Floor Landing with access to the roof space. Dado railing and doors leading off,

### **BEDROOM 1**

With window to the rear aspect. Radiator.

### **BEDROOM 2**

With window to the front aspect, radiator.

### **BEDROOM 3**

With window to the front aspect, radiator,

### **BATHROOM**

Three piece suite comprising of L-shaped bath with plumbed shower head over and shower screen, WC and wash hand basin. Partially tiled wall and LVT flooring. Window to the rear aspect. Heated towel rail.

### **OUTSIDE**

To the front of the property, there is a pathway leading to the front door, and low level brick wall. Side pedestrian access leads to the Rear Garden which is majority slabbed providing an easy maintenance garden perfect for entertaining. Raised flower beds with established shrubs and raised slabbed seating area.

### **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 services are connected.

#### **COUNCIL TAX BANDING**

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

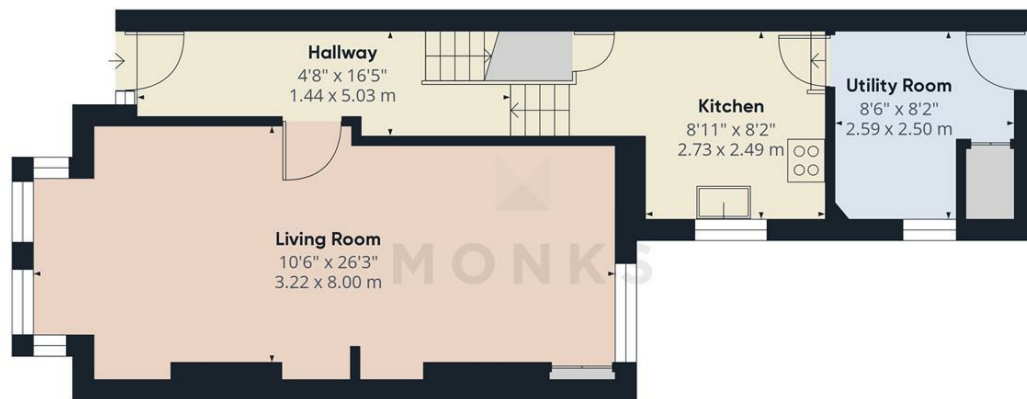
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



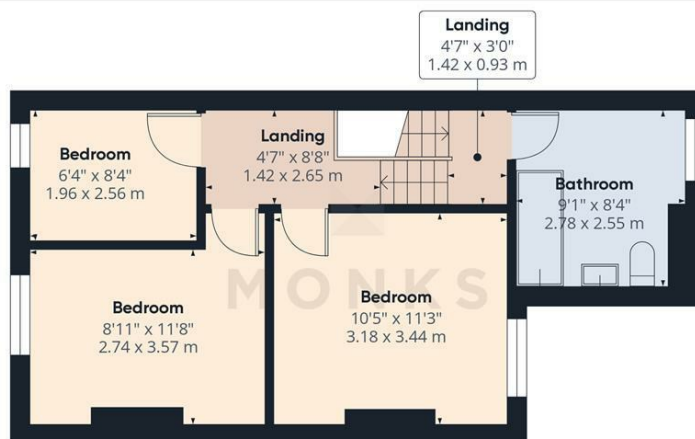
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
921.92 ft<sup>2</sup>  
85.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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