

9 Ardmillan Court Oswestry SY11 2JG



3 Bedroom House - Detached
Offers In The Region Of £285,000

The features

- IMMACUATELY PRESENTED THREE BEDROOM HOME
- SPACIOUS LOUNGE AND GLAZED CONSERVATORY
- THREE DOUBLE BEDROOMS AND FAMILY BATHROOM
- WELL ESTABLISHED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING
- ENVIABLE CUL DE SAC POSITION CLOSE TO TOWN
- FITTED KITCHEN/ DINING ROOM WITH APPLIANCES
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ACCESS GATE WITH QUICK ACCESS TO TOWN CENTRE
- VIEWINGS ESSENTIAL



***** EXCELLENT DETACHED HOME WITH SPACIOUS ACCOMMODATION *****

An opportunity to purchase this beautifully presented three bedroom family home offering spacious and versatile living accommodation perfect for the growing family, or those looking for a little extra space.

Occupying an enviable position on this sought after road on the outskirts of the Market Town of Oswestry, and having ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Entrance Porch, Lounge, good sized Kitchen/ Dining Room, Conservatory, Three Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden perfect for entertaining.

Viewings essential.

Property details

LOCATION

The property occupies a truly enviable position in a much 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 with its lively café culture. There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. 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

Door leads into the entrance hallways, staircase leading to the first floor landing, further door leading into.

LOUNGE

With window to the front aspect, feature fireplace with surround and hearth. Radiator, double doors to the rear aspect leading into the Conservatory, further door leading into,

KITCHEN/ DINING ROOM

Attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink, integrated oven/ grill and inset four ring hob with extractor hood over. Integrated dishwasher, fridge and freezer with matching fascia panels. Space below work surface for washing machine. Further range of wall mounted units. Ample space for dining table, window to the rear aspect. Radiator, door leading to the rear garden.

CONSERVATORY

Being of brick base and sealed unit, doors leading out to the rear garden. Radiator.

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing, access to loft space, door opening to airing cupboard. Doors leading off.

BEDROOM 1

With window to the front aspect, fitted wardrobes. Radiator

BEDROOM 2

With window to the front aspect. Radiator

BEDROOM 3

With window to the rear aspect. Radiator

FAMILY BATHROOM

With window to the rear aspect and suite comprising of

panelled bath with shower head over, vanity unit housing wash hand basin and concealed WC. Partially tiled walls. Radiator

GARAGE

With up and over door to the front aspect. Power and lighting.

OUTSIDE

To the front of the property there is a large driveway with ample off road parking. Side access leads to the Rear Garden.

Raised decked area with door leading out from the conservatory, large area laid with lawn, with gravel and paved pathway leading down to an access gate which provides access to a short walk into the Town Centre.

Well established flower border with a range of herbaceous shrubs and specimen trees. 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

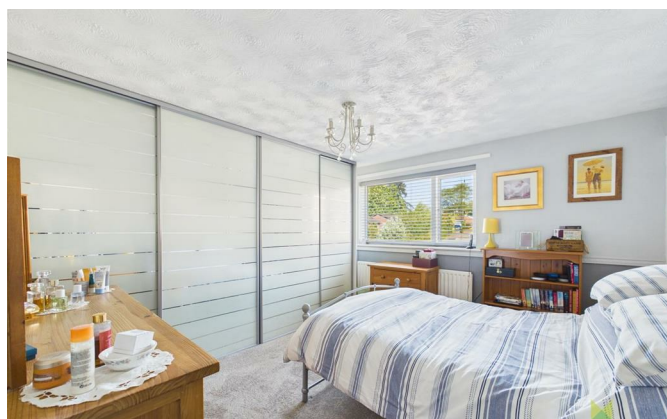
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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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		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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