

3 Holbache Gardens Oswestry SY11 1BF



5 Bedroom House - Detached
Offers In The Region Of £445,000

The features

- FABULOUS 3 STOREY 5 BEDROOM TOWN HOUSE
- RECEPTION HALL WITH FEATURE FULL HEIGHT CEILING
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- SECOND FLOOR BEDROOM/HOBBIES ROOM AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION A SHORT STROLL FROM ALL AMENITIES
- LOUNGE, DINING/FAMILY ROOM, KITCHEN, UTILITY AND CLOAKROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- GARAGE, PARKING AND GARDENS
- EPC RATING C



*** BEAUTIFULLY PRESENTED 5 BEDROOM FAMILY HOME ***

This former Show Home perfect for todays modern living, with spacious and versatile accommodation set over 3 floors this wonderful Town House is the perfect live - work - play home. Occupying an enviable tucked away' courtyard location within this much sought after location within the Town Centre and being a short stroll from all amenities.

Comprising of Reception Hall with feature full height ceiling, Cloakroom, Lounge, Dining/ Family Room, Breakfast Kitchen and Utility on the Ground Floor. Principal Bedroom and En- Suite Shower Room, 3 further Bedrooms and well appointed family Bathroom on the First Floor and excellent 5th Bedroom/ Hobbies Room and Shower Room on the Second Floor.

Garage and driveway with parking, Gas Central Heating and lovely enclosed wrap around walled Rear Garden.

Viewings Highly 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 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 surgeries, churches, recreational facilities, and there is a twice 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 HALLWAY

Covered entrance and door leading through into the impressive Hall with feature full height ceiling in part, with large windows to the front. Useful under stairs recess, wooden effect flooring, radiator. Burglar alarm.

CLOAKROOM

With suite comprising WC and wash hand basin, complementary tiled splashback and flooring, radiator.

LOUNGE

A lovely, and good sized family lounge, with two windows overlooking the front aspect. Attractive fire surround housing living gas fire set onto marble hearth, media point, radiator and coved ceiling, media point and two inset ceiling speakers.

DINING ROOM

A good sized dining room, perfect for entertaining friends and family, with French doors leading onto the garden, wooden effect flooring, radiator, inset ceiling speakers.

KITCHEN

Attractively fitted with modern range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 4-ring induction hob with extractor hood over and oven and grill beneath, further eye level multi oven, matching range of eye level wall units. Space for breakfast table, tiled flooring. Radiator, window overlooking the garden and door to

UTILITY ROOM

With continuation of units incorporating one and half bowl sink set into base cupboard with worksurface extending to the side with space for washing machine and tumble dryer, space for fridge freezer. Boiler. Continuation of tiled flooring, window to the side and door to Garden and Garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to FIRST FLOOR LANDING with storage Cupboard. Radiator.

PRINCIPAL BEDROOM

A generous sized room having two windows overlooking the front, media point, radiator. Fitted wardrobes.

EN SUITE SHOWER ROOM

With suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiling to walls and floor, heated towel rail.

BEDROOM 2

another good sized double room having two windows overlooking the rear, radiator, media point and built in wardrobes.

BEDROOM 3

With window to the rear, radiator, media points.

BEDROOM 4

with window overlooking the front, radiator, media points.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath, shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled walls and floor, heated towel rail. Window to the rear.

SECOND FLOOR LANDING

Staircase continues with half turn with balustrading to the Second Floor with window providing open aspect.

BEDROOM 5/HOBBIES ROOM

A great multi purpose room, ideal for large Bedroom, Home Office or Hobbies Room. Well lit with two velux windows to the rear and window to the front, again with views towards Cae Glas Park. Media point, radiator.

SHOWER ROOM

With suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled walls and flooring, heated towel rail, velux roof light to the rear.

OUTSIDE

The property occupies an enviable courtyard location and is approached over driveway with parking for 3 cars and leading to the GARAGE with remote up and over door, power and lighting and personal door to the Utility Room. Side pedestrian access leads around to the lovely enclosed Rear Garden which wraps itself around the property and is laid extensively to lawn with flower and shrub beds with inset specimen trees. Paved sun terrace, ideal for dining alfresco. Enclosed with original brick wall and 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 mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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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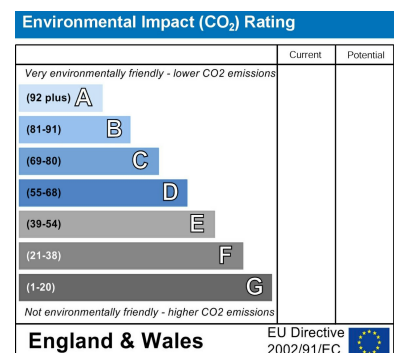
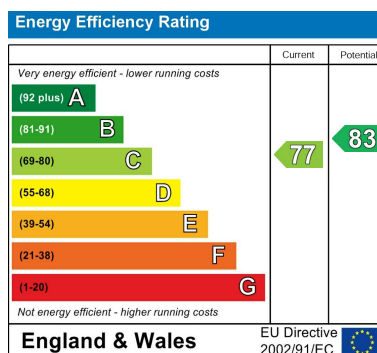
Oswestry office

16 Church Street, Oswestry,
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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



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