

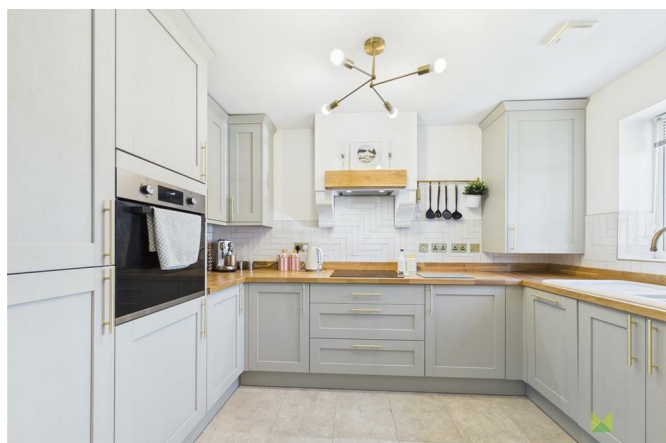
5 Lawford Gardens Gobowen Oswestry SY11 3GX



4 Bedroom House - Semi-Detached
£239,950

The features

- BEAUTIFULLY PRESENTED 4 BEDROOM TOWN HOUSE
- RE-FITTED KITCHEN WITH A RANGE OF BUILT IN APPLIANCES
- CONSERVATORY WITH THERMAL ROOF
- 3 FURTHER BEDROOMS AND RECENTLY RE-FITTED BATHROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- RECEPTION HALL WITH CLOAKROOM
- GOOD SIZED LOUNGE
- PRINCIPLE BEDROOM WITH EN SUITE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING ESSENTIAL



***** BEAUTIFULLY PRESENTED THREE STOREY 4 BEDROOMED TOWN HOUSE *****

This immaculately presented Town House offers spacious and versatile living, over 3 floors, perfect for a growing family or those who work from home.

Occupying an enviable position in this much sought after location, ideal for commuters with ease of access to the A5/M54 motorway network and a short distance from the Railway Station with links to Shrewsbury, Chester and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Conservatory/Dining room, Kitchen with built in appliances, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

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

Viewing essential.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator, tiled flooring with underfloor heating.

CLOAKROOM

with WC and wash hand basin, radiator, tiled flooring, underfloor heating.

LOUNGE

A lovely light room having window to the rear and oak effect doors leading to the conservatory. Useful under stairs storage, media point, underfloor heating, radiator.

CONSERVATORY

A generous sized room with thermal roof and sealed unit double glazed construction with power, lighting and heating, wooden floor covering, double opening doors to the garden.

KITCHEN

Which has been refitted with range of contemporary sage units incorporating sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having undermount one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over and integrated dishwasher with matching fascia panel. Inset 5 burner induction hob with extractor and drawers beneath and eye level oven with cupboards above and below. Built in smart connected tumble dryer/washing machine, Fridge/Freezer. Window overlooking the front, tiled floor with underfloor heating.

FIRST FLOOR LANDING

From the Reception Hall staircase continues to the First Floor off which lead to

PRINCIPLE BEDROOM

A generous double room having window to the front. Double fitted wardrobe with oak doors, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

a generous sized room with window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

SECOND FLOOR LANDING

Staircase continues to the Second Floor off which lead

BEDROOM 3

with window to the rear, radiator.

BEDROOM 4

With window to the front aspect. Built in wardrobes, Radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking and pathway leading to the covered entrance. Side access to the Rear Garden, which has a paved indian stone patio area perfect for entertaining with friends and family, artificial lawn area which is partially bordered by raised flower beds.

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 water and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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