

# 48 High Fawr Avenue Oswestry SY11 1TB



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £380,000**

## The features

- IMPRESSIVE DETACHED BUNGALOW WITH SPACIOUS ROOMS THROUGHOUT
- GENEROUS SIZED LOUNGE WITH BAY WINDOW
- PRINCIPAL BEDROOM WITH WALK IN WARDROBE AND EN SUITE
- WELL APPOINTED BATHROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- ENVIABLE LOCATION IN A SOUGHT AFTER AREA OF THE TOWN
- DINING ROOM, CONSERVATORY AND GOOD SIZED KITCHEN
- TWO FURTHER GENEROUS BEDROOMS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL- ENERGY PERFORMANCE RATING 'TBC'



### **\*\*\* BEAUTIFULLY PRESENTED DETACHED BUNGALOW \*\*\***

**An opportunity to purchase this detached three bedroom bungalow which must be viewed to be fully appreciated, and offered for sale with the added benefit of no onward chain.**

**Occupying an enviable position in this much sought after location a short distance from the Town Centre and all of its amenities.**

**The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Principal Bedroom with En-suite and Walk in Wardrobe, Two Further Bedrooms, Family Bathroom and Conservatory.**

**The property has the benefit of gas central heating, double glazing, ample parking, large Garage and beautiful well established gardens.**

**Early viewing highly recommended.**

### **Property details**

#### **LOCATION**

This detached bungalow enjoys a prime position on the edge of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

#### **RECEPTION HALLWAY**

Covered entrance with door leading into the Reception Hallway. A bright and open space perfect for welcoming guests, coved ceiling, door opening to useful storage cupboard with hanging rail and shelf. Access to loft space with ladder. Further door opening to Airing Cupboard with fitted shelving, housing gas fired combination boiler. Radiator.

#### **LOUNGE**

A well lit room with bay window to the front aspect, feature fireplace with fire surround and hearth, coved ceiling. Radiator and archway leading into,

#### **DINING ROOM**

Providing ample space for dining with family and friends, window to the side aspect, coved ceiling. Radiator, further door leading to the Reception Hallway.

#### **CONSERVATORY**

Being of brick and sealed unit double glazed construction with solid thermal roof - perfect for all year round use, power and lighting and door to the rear garden. .

#### **KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel drainer sink set into base level unit, integrated oven/grill with inset four ring gas hob above and extractor hood over. Integrated dishwasher with matching fascia panel, space beneath work surface and amenities for washing machine, and further space for freestanding fridge/ freezer. Partially tiled walls, further range of matching wall mounted units. Door leading out to the Rear Garden. Radiator, tiled flooring.

#### **PRINCIPAL BEDROOM**

Double bedroom with window overlooking the side aspect. Fitted with range of bedroom furniture including wardrobes, dressing table, chest of drawers and bedside cabinets. Radiator.

#### **EN-SUITE**

With suite comprising of shower cubicle with power shower head. WC and wash hand basin with complimentary tiled splash back. Radiator.

#### **WALK IN WARDROBE**

With hanging rail and storage shelf above. Vinyl flooring.

#### **FAMILY BATHROOM**

Attractively fitted bathroom with shower unit over, wash hand basin with storage cupboard above, WC. Complementary tiling, Radiator, window to the side of the property.



## **BEDROOM 2**

Double bedroom with window to the rear aspect, double fitted wardrobe with sliding mirrored doors. Radiator.

## **BEDROOM 3**

Another good sized room with French doors leading to the Conservatory. Radiator.

## **GARAGE**

Double width garage with electric roller door to the front, window to the rear aspect and pedestrian door leading out to the rear garden.

## **OUTSIDE**

To the front of the property there is a driveway providing off road parking for several vehicles and leading to the garage and entrance door. Pedestrian access either side of the property, leading to the enclosed Rear Garden. The Rear Garden has been landscaped providing a beautiful relaxing space, paved patio area perfect for entertaining, or relaxing, sculpted lawn area with flower borders around. Established shrubs and specimen trees, and 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 mains services are connected.

### **COUNCIL TAX BANDING**

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

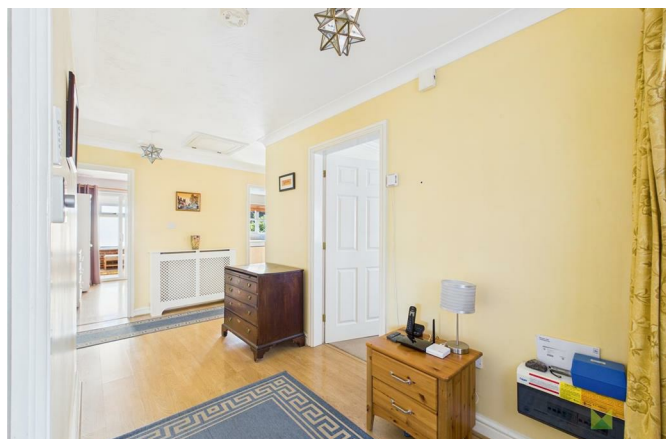
contact us for further details and competitive quotations.

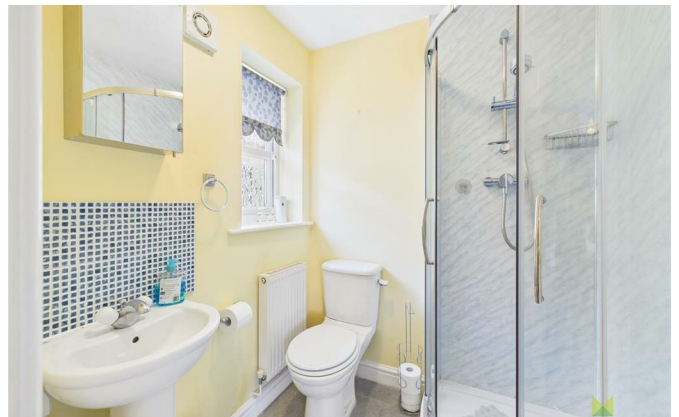
## **REMOVALS**

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.





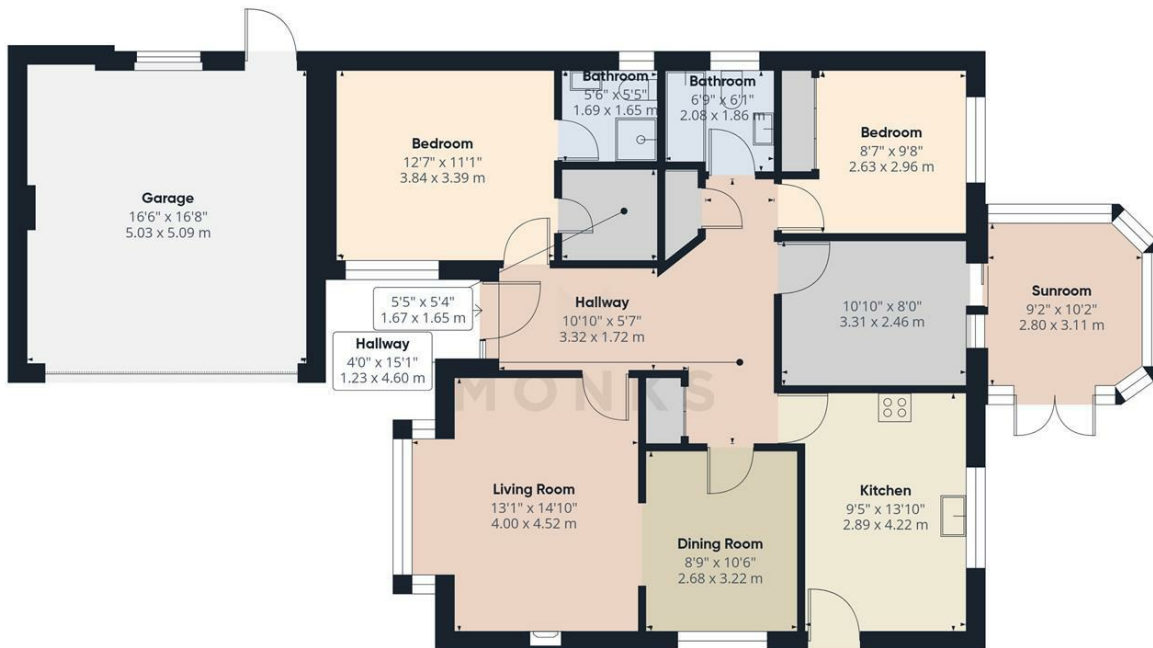


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**Approximate total area<sup>m</sup>**  
1386 ft<sup>2</sup>  
128.7 m<sup>2</sup>

(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



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk


## Oswestry office


16 Church Street, Oswestry,  
Shropshire, SY11 2SP

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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		
<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		
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(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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