

# 12 Greystones Way Oswestry SY11 2SJ



**3 Bedroom House - Detached  
Offers In The Region Of £299,995**

## The features

- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ENVIALE CUL DE SAC LOCATION CLOSE TO AMENITIES
- LOUNGE, CONSERVATORY, UTILITY ROOM AND CLOAKROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- FITTED KITCHEN WITH APPLIANCES AND DINING ROOM
- THREE BEDROOMS AND NEWLY FITTED BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'D'



\*\*\* IMMACULATEDLY PRESENTED FAMILY HOME \*\*\*

An opportunity to purchase this three bedroom detached family home offering deceptively spacious and versatile living accommodation perfect for the growing family.

Occupying an enviable position on the edge of the Market Town of Oswestry and having ease of access to amenities. Further ease to nearby transport links including railway station at Gobowen, bus routes and the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Entrance Porch and Hallway, Lounge, Kitchen/ Dining Room, Conservatory, Utility Room & Cloakroom, Three Bedrooms and Family Bathroom.

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

Viewings essential

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

### ENTRANCE PORCH

Door leading into the Entrance porch with window to the front and side aspect. Tiled flooring, door leading into,

### INNER HALLWAY

Staircase leads to the First Floor Landing. Radiator, door leading into,

### LOUNGE

Well lit with window overlooking the front aspect. TV and media point. Radiator, door leading into,

### OPEN PLAN KITCHEN/ DINING/ PANTRY

The kitchen has been attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Sink set into base level unit. Integrated pyrolytic ovens including microwave convection grills and four ring hob with extractor hood over. Integrated dishwasher with matching fascia panel, space for freestanding fridge/freezer. Further range of matching wall mounted units. Window overlooking the rear aspect, peninsular divide with breakfast bar overhang. Radiator. DINING AREA- with ample space for family dining. Radiator, sliding upvc door leading into,

### CONSERVATORY

Being of brick base and sealed unit with windows overlooking the side and rear aspect. French doors leading out to the Rear Garden. Radiator.

### UTILITY ROOM

With space for washing machine and tumble dryer with work surface over. Window to the side aspect, door leading into the Garage and out to the Rear Garden. Radiator, further door leading into,

### CLOAKROOM

Window to the rear aspect. WC and wash hand basin. Radiator.

### FIRST FLOOR LANDING

Staircase leads from the Inner Hallway to the First Floor Landing with window to the side aspect, door

opening to airing cupboard with radiator, access to loft space which has been fully insulated. Radiator, 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.

### FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over and shower screen. WC and wash hand basin. Aqua panelled walls, heated towel rail.

### GARAGE

With up and over door to the front aspect. Power and lighting, further access door leading into the Utility Room.

### OUTSIDE

The property is complemented by decorative Welsh stone cladding. The front of the property there is a block paved driveway providing ample off road parking, enclosed with hedgerow. Side access leads into the Rear Garden. Paved patio area perfect for entertaining with friends and family, large area laid with lawn, large storage shed, outside tap and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We 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 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](http://Monks.co.uk) where you will find the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

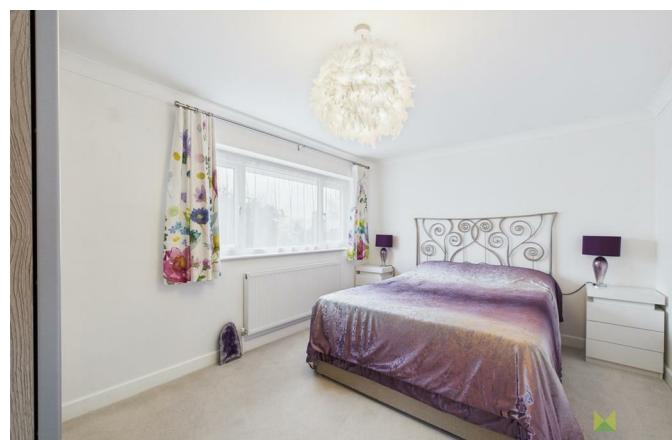
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

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

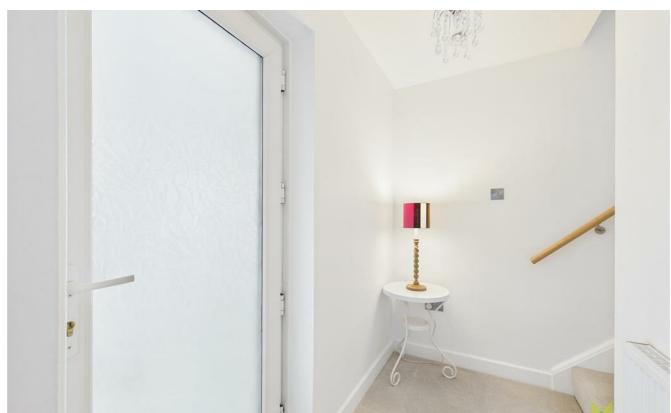
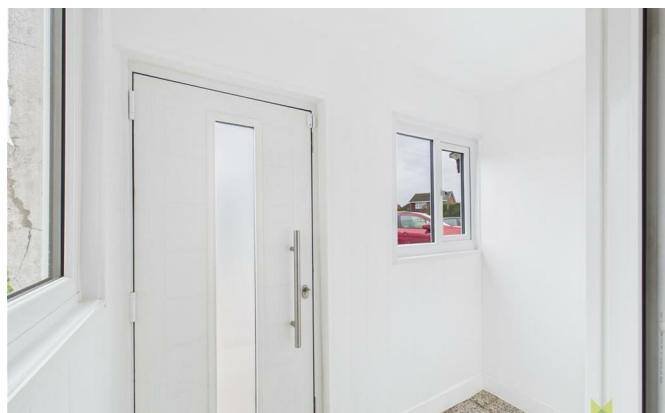
#### NEED TO CONTACT US

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.





MONKS



## 12 Greystones Way, Oswestry, SY11 2SJ.

3 Bedroom House - Detached  
Offers In The Region Of £299,995





## 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](http://www.monks.co.uk)

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## 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		82
(69-80) C		
(55-68) D	65	
(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 <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		
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.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.