

12 Henley Drive Oswestry SY11 2RF



2 Bedroom House - Semi-Detached
Offers In The Region Of £185,000

The features

- 2 BEDROOM SEMI DETACHED HOME
- PERFECT FOR FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE
- 2 DOUBLE BEDROOM AND BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "
- ENVIABLE CUL DE SAC LOCATION CLOSE TO AMENITIES
- LOUNGE, CONSERVATORY AND KITCHEN
- DRIVEWAY WITH OFF ROAD PARKING
- EARLY VIEWING RECOMMENDED



*** 2 BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING ***

An opportunity to purchase this attractively presented 2 bedroom semi detached home which is perfect for first time buyers, or investor.

Occupying an enviable corner plot in this much sought after area, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen, 2 Double Bedrooms and Bathroom,

The property benefits from gas central heating, double glazing, driveway with parking, enclosed rear garden.

Viewings recommended

Property details

LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall with staircase leading to the First Floor Landing. Radiator, doors leading off,

LOUNGE

A good sized room with French doors to the rear aspect, TV and media point. Radiator.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Space for washing machine below worksurface and space for freestanding fridge/ freezer. Partially tiled walls, further range of matching wall mounted units. Breakfast seating bar and window to the front aspect.

CONSERVATORY

being of brick base and sealed unit with thermal roof over. French doors leading out to the Rear Garden. Laminate flooring, power and lighting.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing, with access to the loft space which is partially boarded. Doors leading off,

BEDROOM 1

With window to the front aspect. Fitted wardrobes and further storage cupboard with fitted shelving and housing gas fired condensing boiler. Radiator,

BEDROOM 2

With window to the rear aspect, Radiator,

BATHROOM

Suite comprising of panelled bath with shower head over

and shower screen, WC and wash hand basin. Tiled walls and tiled flooring, window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles, area laid with lawn and pathway leading to the front door and to the side of the property into the Rear Garden. With paved patio area perfect for entertaining, area laid with lawn and bordered with flower borders planted with established shrubs and fruit tree's, decking area with wooden summer house, further wooden storage shed, enclosed with fencing and having privacy to the rear with woodlands area.

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 A - 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.

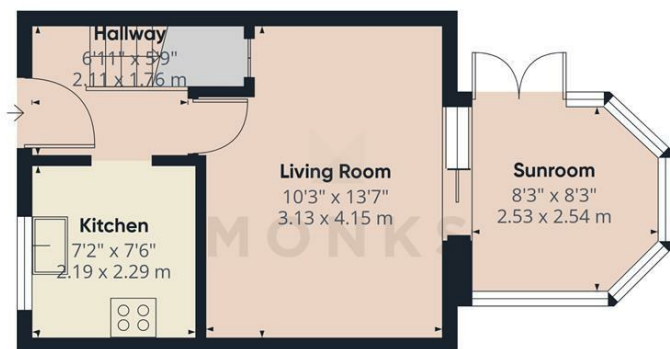
NEED TO CONTACT US

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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Floor 0



Floor 1



Approximate total area⁽¹⁾
521 ft²
48.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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		90
(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 (CO₂) 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	

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- 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.
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- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.