

# 1 Oswalds Close Oswestry SY11 2TD



6 Bedroom House - Detached  
Offers In The Region Of £485,000

## The features

- IMPRESSIVE 6 DOUBLE BEDROOM DETACHED HOUSE
- PERFECT FOR A GROWING FAMILY AND WORK FROM HOME
- BEAUTIFULLY FITTED KITCHEN AND UTILTY ROOM
- 5 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- WIRED INTERNET TO ENTIRE HOME AND OUTSIDE OFFICE
- ENVIABLE CUL DE SAC LOCATION CLOSE TO THE TOWN
- RECEPTION HALL, CLOAKROOM, LOUNGE, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- HOME OFFICE/STUDIO WITHIN THE GARDEN
- DRIVEWAY, GARAGE AND PRIVATE REAR GARDEN.



## **\*\*\* 6 BEDROOM FAMILY HOME - GARDEN HOME OFFICE \*\*\***

**The perfect home for today's modern lifestyle - a growing family, work from home and those who love to entertain.**

**This excellent detached home offers spacious and versatile accommodation over 3 floors and is set in a walled and private rear garden which has the benefit of a Home Office/Studio and enjoys an open aspect over parkland.**

**Occupying an enviable cul de sac position in this popular area, a short stroll from the Town Centre and its amenities, schools and recreational facilities and for commuters ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Dining Room, lovely re-fitted Kitchen, complementary Utility Room, Cloakroom. On the First Floor is the Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom and on the Second Floor 2 further double Bedrooms.**

**The property has the benefit of gas central heating, double glazing, driveway with parking, garage, private rear garden and impressive Home Office/Studio. There is Wired internet to the entire home and outside office.**

**Viewing essential.**

### **Property details**

#### **LOCATION**

#### **RECEPTION HALL**

Double opening composite entrance doors to spacious Reception Hall, radiator, wooden effect floor covering.

#### **LOUNGE**

A generous sized room with window to the front, media point, radiator. Wooden fire surround housing living flame gas fire with media point over, radiator.

#### **DINING ROOM**

having double opening French doors leading onto the rear garden, radiator, wooden effect floor covering. Opening to

#### **KITCHEN**

Which has been refitted with range of contemporary French Navy 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 granite work surface over and integrated dishwasher with matching fascia panel. Inset 5 burner induction hob with extractor hood over and cutlery and pan drawers beneath and eye level oven, grill and microwave with cupboards above and below. Complementary contrasting, light grey range of eye level wall units over with concealed lighting beneath,

recess with housing for American style fridge/freezer and wooden peninsular breakfast bar overhang with seating area. Window overlooking the garden, tiled floor, radiator.

#### **UTILITY ROOM**

A generous sized room which has been fitted to complement the Kitchen with range of units incorporating undermount sink with mixer tap set into base cupboard with granite work surface over and having space beneath for appliances, tall shelved larder unit, eye level wall units and cupboard housing the recently installed energy efficient boiler. Continuation of tiled floor, door to the garden.

#### **CLOAKROOM**

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

#### **FIRST FLOOR LANDING**

From the Reception Hall staircase leads to the First Floor galleried style Landing naturally well lit by full height to the front and off which lead

#### **PRINCIPAL BEDROOM**

A generous double room with window to the front, built in wardrobe, radiator.

#### **JACK AND JILL SHOWER ROOM**

Re-fitted with large walk in shower cubicle with direct mixer shower with drench head, wash hand basin set

into vanity with storage beneath, WC. Column style heated towel rail/radiator.

### **BEDROOM 2**

Another generous double room with window to the rear, radiator. Door to jack and jill shower room.

### **BEDROOM 3**

A double room with window to the rear with pleasant open outlook over parkland, radiator.

### **BEDROOM 4**

A double room with window to the front, radiator.

### **FAMILY BATHROOM**

A well appointed room with suite comprising free standing contemporary bath with mixer taps, shower cubicle with direct mixer unit and drench head, wash hand basin set into vanity with storage beneath and WC. Attractive aqua board surrounds, heated towel rail, window to the rear.

### **SECOND FLOOR LANDING**

Staircase continues to the Second Floor Landing off which lead

### **BEDROOM 5**

An excellent sized room with velux windows to the front and rear with open aspect over the Town. Radiator.

### **BEDROOM 6**

Another excellent sized double room with velux windows to the front and rear with open aspect, useful under eaves storage, radiator.

### **OUTSIDE**

The property occupies an enviable cul de sac location approached over driveway with parking and EV charger and Garage with remote controlled door. Side pedestrian access leads around both sides of the property to the private enclosed rear garden, which has a good sized paved sun terrace with covered pergola with grape vines, lawned area and fabulous HOME OFFICE/STUDIO with power and lighting.

### **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**

We are advised the council tax is Band E, however 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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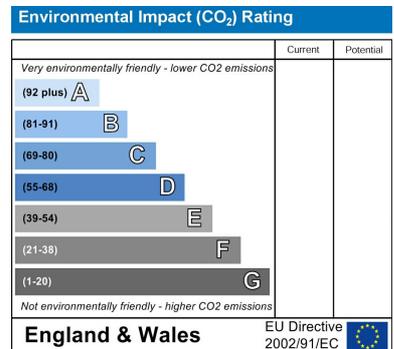
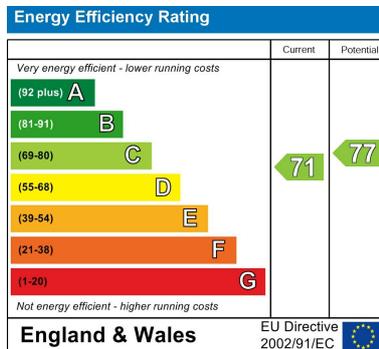
**Oswestry office**

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**



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