

12 Roft Street Oswestry SY11 2ET



3 Bedroom House - Townhouse
Offers In The Region Of £280,000

The features

- BEAUTIFULLY PRESENTED PERIOD FAMILY HOME
- RECEPTION HALLWAY, LOUNGE AND DINING ROOM
- DECEPTIVELY SPACIOUS LIVING OVER THREE FLOORS
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWINGS ESSENTIAL
- SOUGHT AFTER LOCATION CLOSE TO TOWN AND AMMENITIES WITH OFF ROAD PARKING
- FITTED KITCHEN/ BREAKFAST ROOM AND UTILITY
- PRINCIPAL BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- ENERGY PERFORMANCE RATING "



***** FABULOUS 3 BEDROOM TOWN HOUSE *****

This beautifully presented, period Town House truly must be viewed to be fully appreciated. Having been modernised whilst retaining many of its original features it is a perfect home for those looking for Town centre living.

Set a stone's throw from amenities, schools and cafe/restaurant culture and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom set across three floors.

The property has the benefit of period features including off road parking, patterned tiled floor, high ceilings, cast iron grates and stripped wooden doors. Gas central heating, cellar, parking and enclosed garden which has been laid for ease of maintenance.

Viewing essential.

Property details

LOCATION

This charming period property enjoys a prime position in the heart 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 timber door leading into the Reception Hallway. Original pine flooring, decorative ceiling arches and cornice. Staircase leads to the First Floor Landing. Radiator, doors leading off,

LOUNGE

A well lit room with timber framed sash window to the front aspect, Chimney recess with feature fireplace with marble surround and tiled hearth, alcove shelving. Coved ceiling. Radiator.

DINING ROOM

With window to the side aspect, and sash window overlooking the rear aspect. feature cast iron log burning stove with brick surround, alcove cupboard. Decorative tiled flooring in Herringbone pattern. Radiator, door leading down to the Cellar. Doorway leading into,

KITCHEN

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with solid wood work surface over. One and a half bowl ceramic drainer sink set into base level units with mixer tap, integrated oven/ grill with four ring induction hob over. Space beneath worksurface for dishwasher with further space for freestanding fridge freezer, breakfast bar, traditional column radiator. Window to the rear and side aspect, laminate flooring and door leading into,

UTILITY SPACE

PVC built utility with plumbing and power for washing machine/ tumble dryer. Door leading out to the Rear Garden.

CELLAR

Stairs lead down from the Dining Room to the Cellar providing a useful storage space- Power and lighting.

FIRST FLOOR LANDING

Stairs lead from the Reception Hallway to the First Floor Landing with window to the rear aspect, exposed wooden flooring. Further staircase leading to the Second Floor Landing. Radiator and doors leading off,

BEDROOM 2

A generous size double bedroom with two sash windows to the front aspect. Feature cast iron fireplace with marble surround and tiled hearth. Exposed wooden floorboards, coved ceiling. Radiator.

FAMILY BATHROOM

Suite comprising of freestanding slipper style bath with mixer tap and shower head, good sized walk in shower with waterfall head over and tiled walls. Vanity unit with wash hand basin, WC. Window to the rear aspect.

SECOND FLOOR LANDING

Staircase leads from the First Floor Landing to the Second Floor Landing with window to the rear aspect, pulley maid, solid wood flooring and doors leading off,

BEDROOM 1

Another generous sized bedroom with two sash windows to the front aspect. Cast iron fireplace with tiled hearth. Fitted wardrobes and shelving, further door opening to,

EN SUITE

Suite comprising of shower cubicle with waterfall shower head over with tiled walls. WC and wash hand basin with partially tiled walls. Radiator.

BEDROOM 3

With sash window to the rear aspect, feature cast iron fireplace with tiled hearth. Alcove storage cupboard.

OUTSIDE

To the front of the property there is space a pathway leading to the front entrance with off road parking for one car. The rear garden has been beautifully landscaped providing a deceptively spacious space to enjoy with family and friends. Having a large paved patio perfect for those who love to dine alfresco, sculpted lawn and gravel pathway leading to wooden garden shed. Enclosed with fencing and side gate leading out to the front of the property. There is also shared access at the back of the property.

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 C - 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

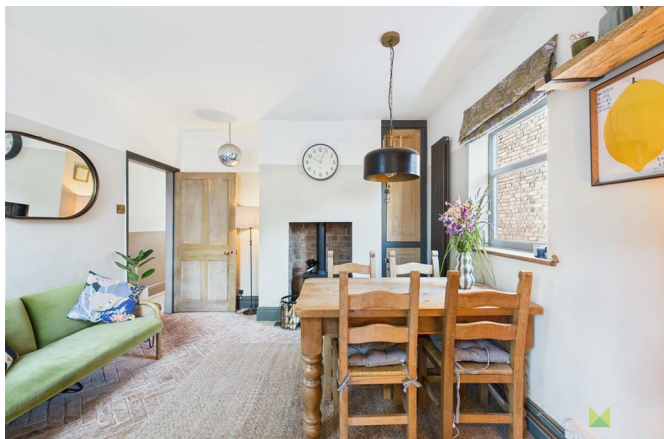
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

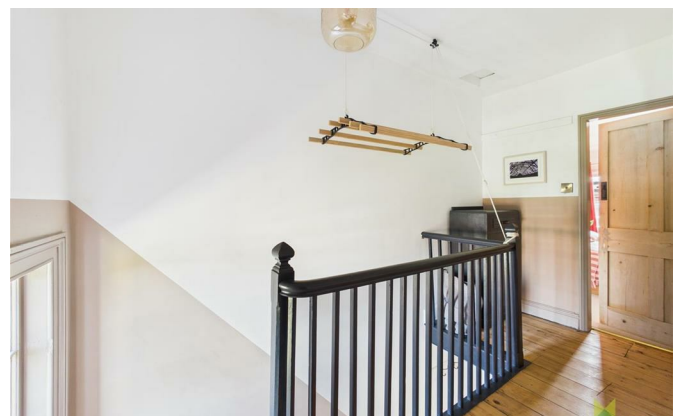
REMOVALS

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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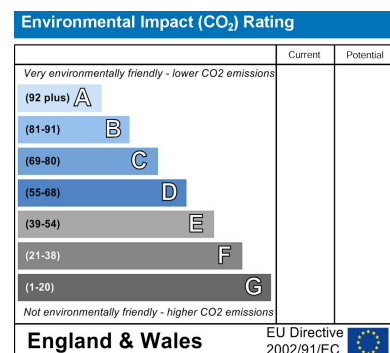
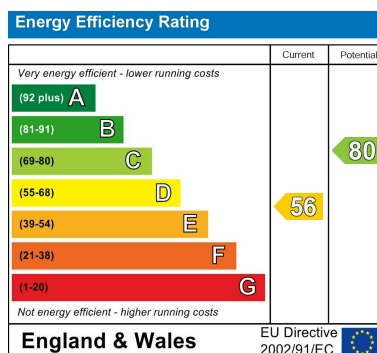
Oswestry office

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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