

5 Molesworth Way Whittington SY11 4FQ



4 Bedroom House - Detached
Offers In The Region Of £425,000

The features

- IMMACULATELY PRESENTED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE SELF SUFFICIENT VILLAGE WITH AMENITIES
- EXCELLENT FITTED KITCHEN/DINING ROOM WITH RANGE OF APPLIANCES AND UTILITY
- 3 FURTHER GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- GARDEN AND PAVED SUN TERRACE
- EPC RATING B



*** EXCELLENT 4 BEDROOM FAMILY HOME ***

MANY UPGRADED FEATURES ADDED TO ENHANCE THIS BEAUTIFUL HOME.

This immaculately presented, 4 bedroom detached house was recently constructed by reputable local developers Shingler Homes and is perfect for a growing family.

Occupying an enviable position in this much sought after Village, ideal for commuters with ease of access to the A5/M54 motorway network and the busy market Town of Oswestry. There are excellent facilities including primary school, church, castle, restaurants/ public houses and general store.

The accommodation briefly comprises Reception Hall, Lounge with log effect gas burner, beautifully fitted Kitchen/ Dining Room with range of appliances, Utility, Cloakroom, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with ample parking, garage and good sized rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. Set back from the main road down a private drive. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. 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 composite door opening to spacious Reception Hall with natural oak wood flooring, radiator. Useful under stairs storage.

LOUNGE

A lovely room with window overlooking the front, chimney breast housing cast iron gas log burner effect stove set into hearth, media point, radiator. Double opening wooden and glazed doors leading into dining area.

KITCHEN/DINING ROOM

Dining area - having double opening French doors leading onto the sun terrace and garden. Wooden flooring, radiator. Peninsular divide with breakfast bar overhang with seating area to the Kitchen which is attractively fitted with range of contemporary white high gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with quartz work surfaces over and having integrated dishwasher and fridge freezer both with matching fascia panels. Inset 4 ring induction hob with cutlery and pan drawers beneath and extractor hood over, matching range of eye level wall units with concealed lighting beneath. Window overlooking the garden & door to:

UTILITY ROOM

With range of units to complement the Kitchen with single drainer sink set into base cupboard, further range of cupboards with worksurfaces over and space beneath for washing machine and tumble dryer. Wall units, continuation of wooden flooring, radiator. Door to the garden and door into storeroom and cloakroom.

CLOAKROOM

With suite comprising WC and wash hand basin. Fully tiled surrounds, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with door opening to Airing Cupboard with shelving & radiator.

PRINCIPAL BEDROOM

Having window overlooking the rear garden, built in double wardrobe and dressing table with cupboard space, radiator.

EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and heated mirror above, Full tiled surrounds, heated towel rail.

BEDROOM 2

A good sized double room with window overlooking the front, twin set of built in double wardrobes, radiator.

BEDROOM 3

with window overlooking the front, built in double wardrobe and dressing table, radiator.

BEDROOM 4

with window to the front, radiator.

FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath and backlit wall mirror over, WC. Fully tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over block paved driveway providing ample parking and leading to the Garage with electric up and over door, power and lighting and personal door to the Garage. Lawned area with shrub beds. Side pedestrian access leads to the good sized enclosed rear garden which has a good sized paved sun terrace immediately adjacent to the house and perfect for those who love to dine outdoors. The lawn is of a good sized with raised flower beds. Timber storage shed and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. There is an annual service charge made payable to Castle Keep for the maintenance of the grass and hedges, we are advised this is approximately £200 per annum. 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 E - 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

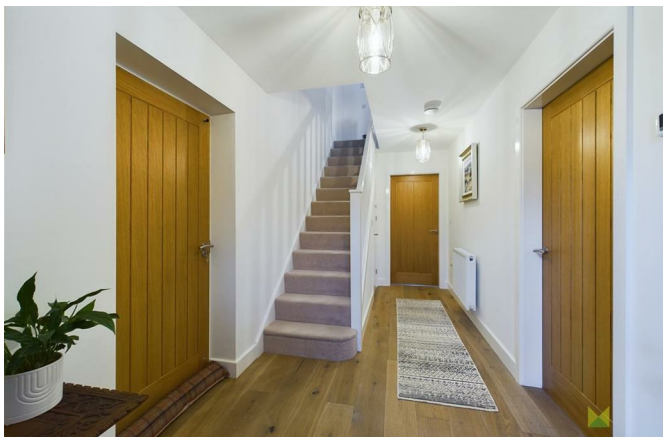
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

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

NEED TO CONTACT US

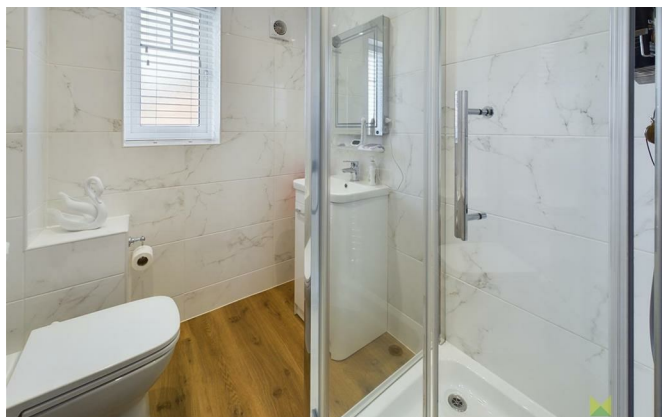
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

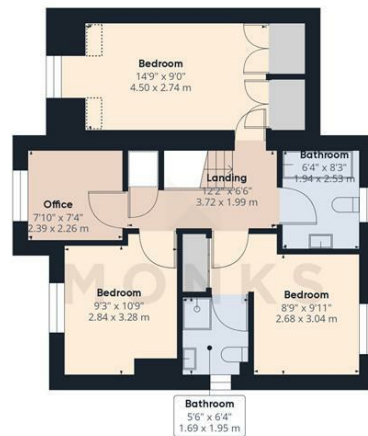
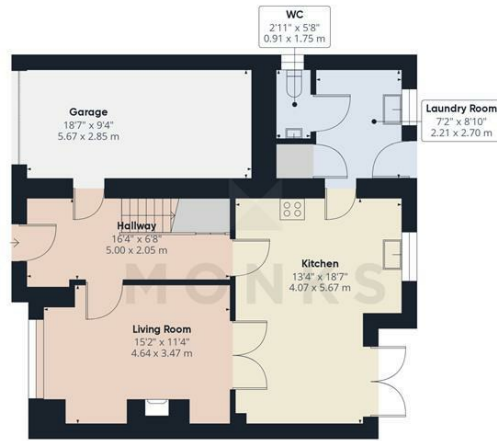




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Approximate total area[®]
1374.32 ft²
127.68 m²

Reduced headroom
6.71 ft²
0.62 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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		
(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	

83

91

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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