

# 123 Middleton Road Oswestry SY11 2LJ



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £315,000**

## The features

- PERFECT FOR GROWING FAMILY OR THOSE DOWNSIZING
- EXCELLENT DETACHED DORMER STYLE HOME
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- LOVELY GARDEN IDEAL FOR ENTERTAINING
- VIEWING HIGHLY RECOMMENDED.
- SPACIOUS AND VERSATILE LIVING OVER TWO FLOORS
- LOUNGE, DINING ROOM, SUN ROOM, KITCHEN
- TWO FIRST FLOOR BEDROOMS AND BATHROOM
- GARAGE AND AMPLE PARKING
- ENERGY PERFORMANCE RATING "E"



**\*\*\* EXCELLENT DORMER BUNGALOW WHICH DELIGHTFUL GARDEN \*\*\***

**An opportunity to purchase this deceptively spacious 3 bedroom detached dormer style home offering versatile living over two floors and perfect for a growing family or those looking to downsize.**

**Occupying an enviable position in this much sought after location ideally placed for amenities and being a pleasant stroll from the Town Centre and countryside walks. For commuters there is ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall with Cloaks/Shower Room, good sized Lounge, Sun Room/Conservatory, Dining Room, Kitchen, Ground Floor Bedroom, 2 First Floor Bedrooms and Bathroom.**

**The property has the benefit of ample parking, carport, garage and delightful gardens, ideal for those who love to entertain outdoors.**

**Viewing highly recommended.**

## **Property details**

### **LOCATION**

#### **RECEPTION HALL**

Covered entrance with glazed door opening to Reception Hall.

#### **SHOWER/CLOAKROOM**

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, radiator, window.

#### **LOUNGE**

A generous sized room with window to the side. Feature cast iron fireplace housing living flame gas fire with surround, media point, radiator. Doors to

#### **CONSERVATORY/SUN ROOM**

with further doors leading onto the garden.

#### **DINING ROOM**

with window to the front, wooden floor covering, radiator.

#### **KITCHEN**

fitted with range of high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboard and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, space for washing machine and dishwasher. Eye level double oven and grill with cupboards above and below and matching eye level wall units. Tiled floor, window to the rear and door to the side.

#### **GROUND FLOOR BEDROOM**

having window to the front, Radiator.

#### **FIRST FLOOR LANDING**

From the Reception Hall staircase leads to First Floor Landing, Airing Cupboard.

#### **BEDROOM 1**

A generous size with window to the front, radiator.

#### **DRESSING AREA**

with ample space for wardrobes.

#### **BEDROOM 2**

with window to the rear, radiator.

#### **BATHROOM**

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds and window to the side.

#### **OUTSIDE**

The property is approached over driveway with parking and additional paved hardstanding space for several vehicles and screened from the road by mature hedging. Double wrought

iron gates lead through to covered carport area and pedestrian gate to the lovely enclosed rear garden which has been designed for those who love to entertain and dine alfresco with a large decked sun terrace and good sized lawn with flower and shrub beds and offering a good level of privacy being enclosed with tall mature hedging and conifers. Immediately adjacent to the property is an attractive mosaic tiled sun terrace. Garage and large garden store.

### **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 and would recommend again that this is verified.

#### **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 '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**

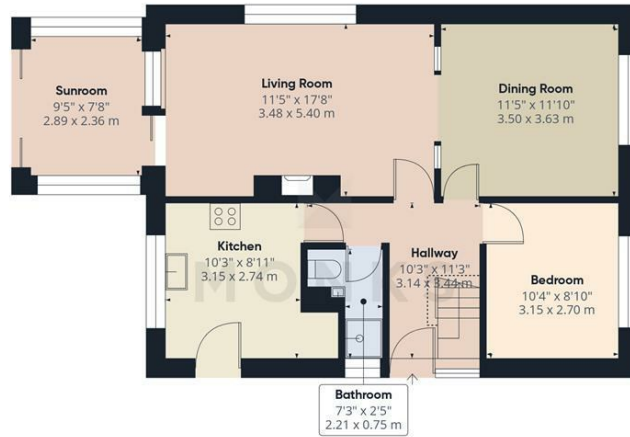
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



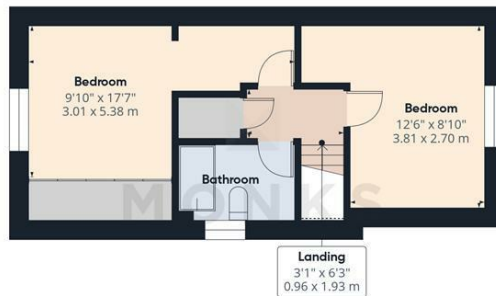
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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 1055 ft<sup>2</sup>  
 97.9 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360



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## Get in touch

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## Oswestry office

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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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