

# 41 Green End Oswestry SY11 1BU



**3 Bedroom Bungalow - Detached  
Offers In The Region Of £400,000**

## The features

- WELL PRESENTED DETACHED BUGALOW
- GOOD SIZED LOUNGE PERFECT FOR ENTERTAINING
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ELEVATED GARDEN WITH VIEWS ACROSS THE TOWN
- VIEWING ESSENTIAL TO APPRECIATE THE PROPERTY AND GARDEN
- ENVIALE LOCATION ON A PRIVATE DRIVEWAY
- OPEN PLAN KITCHEN/ DINING ROOM
- TWO FURTHER DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE VEHICLES AND GARAGE
- EPC RATING 'TBC'



### \*\*\* DELIGHTFUL DETACHED BUNGALOW - ELEVATED VIEWS \*\*\*

An excellent opportunity to purchase this impressive 3 bedroom detached bungalow - perfect for those looking to down size yet still require space.

Occupying a truly enviable position at the bottom of a private drive on the edge of the busy market Town and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/ Dining Room, Principal Bedroom with En suite, two further Double Bedrooms, Bathroom, Utility and Cloakroom.

The property has the benefit of gas central heating, driveway with ample parking, Garage, EV charging point and elevated split level rear garden which provides fantastic views over Oswestry and the hills

**Viewing Essential**

## Property details

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### RECEPTION HALLWAY

Covered entrance with oak effect composite door leading into the welcoming Reception Hallway. Laid with oak flooring, access to loft through trap door with drop down ladder. Door opening to the airing cupboard. Radiator and doors lead off,

### LOUNGE

A well lit room with double glazed Irish oak effect uPVC French doors leading out to the front aspect. Coving to the ceiling, oak flooring. Radiator.

### KITCHEN/ DINING ROOM

The Kitchen which is beautifully presented has been fitted with base level white shaker-style fronted units comprising of cupboards, soft closing drawers and deep pan drawers providing ample storage with work surface over. One and a half bowl composite sink set into base unit, with mixer tap and filtered drinking water, inset four ring gas hob with glass splash back and extractor hood over, integrated eye level Bosch oven/ grill and microwave. Further range of matching wall mounted units, integrated dishwasher and fridge with matching fascia panels. Tiled flooring, and partially tiled walls, window overlooking the Rear Garden. Door leading off into the Utility.

DINING AREA- Providing ample space for family & friends dining and entertainment, and being well lit with tall windows overlooking the Rear Garden, tiled flooring and radiator.

### CLOAKROOM

With window to the rear aspect.

### UTILITY

Fitted with base level units with white shaker style doors, single drainer sink set into base unit with mixer

tap and window overlooking the side aspect. space and plumbing below the counter for washing machine. Wall mounted condensing boiler. Tiled flooring, radiator

### PRINCIPAL BEDROOM

A good sized bedroom with window to the front aspect, three double fitted floor to ceiling wardrobes providing great hanging and storage space. Radiator and door leading into,

### EN SUITE SHOWER ROOM

Fitted with vanity unit comprising of WC and wash hand basin with complimentary tiled splashback, and wall mounted mirror. Double width walk in shower with glass shower door. Partially tiled walls and tiled floor. Window overlooking the side aspect, radiator and heated towel rail.

### BEDROOM 2

A double bedroom with a window overlooking the rear aspect. Radiator

### BEDROOM 3

Another double bedroom with window to the front aspect. Radiator

### BATHROOM

Beautifully presented with double width walk in shower with glass shower screen, two shower heads with wall mounted control panel which controls water pressure and temperature. Vanity unit with wash hand basin and concealed WC. Window to the rear aspect, walls covered with aqua panels, heated towel rail, wall mounted mirror and tiled flooring.

### GARAGE

With electric up and over door, window to the side aspect.

### OUTSIDE

The property is located at the bottom of a private driveway leading to the gravelled driveway at the front of the property which provides ample parking for multiple vehicles. EV charging point and slabbed pathway to the side of the property provide access to the split level rear garden which is perfect for entertaining. Paved patio and steps leading up to a further seating area which is perfect for those who love to dine alfresco. Well established raised flower beds provide lots of colour, further pathway leads to the top of the garden where there is a well positioned summerhouse that provides elevated views overlooking Oswestry and the hills beyond.

### 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 D - 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](http://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.

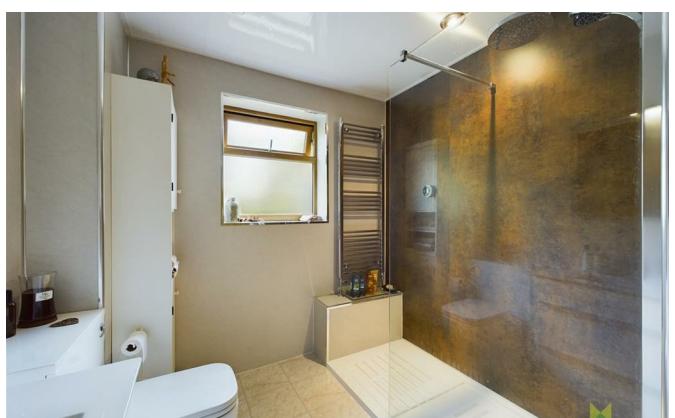
## REMOVALS

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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3 Bedroom Bungalow - Detached  
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## Judy Bourne

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## Get in touch

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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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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