

# 3 Rosehill Close Whittington Oswestry SY11 4DY



**3 Bedroom House**

**Offers In The Region Of £240,000**

## **The features**

- ATTRACTIVE 3 BEDROOM SEMI-DETACHED DORMER BUNGALOW
- MODERN KITCHEN WITH BUILT IN APPLIANCES
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL
- GOOD SIZED LOUNGE/DINING ROOM
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- DRIVEWAY WITH PARKING



### \*\*\* SPACIOUS 3 BEDROOM SEMI DETACHED DORMER BUNGALOW \*\*\*

**An opportunity to purchase this deceptively spacious three bedroom dormer bungalow, offering versatile living, perfect for the growing family.**

**Occupying an enviable position in this popular self sufficient village with an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 double Bedrooms and Shower Room.**

**The property has the benefit of gas central heating, double glazing, driveway with garage, gardens to the front and rear.**

**Viewing recommended.**

### Property details

#### LOCATION

The property occupies an enviable position in the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

#### RECEPTION HALLWAY

Covered entrance with uPVC door leading into the Reception Hall. Window to the front aspect, parquet flooring, under stairs storage cupboard. Staircase leading to the First Floor Landing, doors leading off,

#### KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Composite single drainer sink with mixer tap. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Provisions for an integrated fridge/ freezer with matching fascia panel, space for washing machine and dishwasher below work surface. Partially tiled walls, further range of wall mounted units. Window and door leading out to the Rear Garden. Wall mounted gas boiler. Tiled flooring.

#### LOUNGE/DINING ROOM

Well lit with fully glazed sliding doors to the rear aspect. Electric log burning effect fire with slate hearth and wooden mantel beam over. Coved ceiling. Radiator.

#### BEDROOM 2

Double bedroom with window to the front aspect. Laminate flooring, radiator.

#### BEDROOM 3

With window to the front aspect. Radiator.

#### FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing. Doors leading off,

#### BEDROOM 1

Double bedroom with window to the front aspect. Radiator, range of fitted wardrobes/ storage space.

#### BATHROOM

With suite comprising of panelled bath with complimentary tiled surrounds. Shower cubicle with shower head over. WC and wash hand basin. Heated towel rail.

#### OUTSIDE

To the front of the property there is a driveway providing off road parking. The rear garden has paved patio area perfect for entertaining with friends and family. Area laid with artificial grass, gravel area and further paved patio. Enclosed with fencing.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold..

##### 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 B - 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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3 Bedroom House

Offers In The Region Of £240,000





## Judy Bourne

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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		
(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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