

3 Cornovii Gardens Oswestry SY11 1JG



3 Bedroom House - Semi-Detached
50% Shared Ownership £105,000

The features

- WELL PRESENTED SEMI DETACHED HOME
- LOUNGE AND KITCHEN/ DINING ROOM
- ENCLOSED REAR GARDEN
- EARLY VIEWING ESSENTIAL
- SHARED OWNERSHIP OPPORTUNITY
- THREE DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH OFFROAD PARKING
- PERFECT FOR FIRST TIME BUYER



*** FABULOUS SHARED OWNERSHIP OPPORTUNITY ***

PART OWN YOUR HOME - An excellent opportunity to purchase this attractively presented, 3 bedroom Semi Detached House on this much sought after Town development.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 50% of the property and paying a monthly rental on the remaining share.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

A spacious 3 bedroom semi detached house- Reception Hall, Lounge/ Dining Room, Kitchen, 2 Bedrooms and Bathroom.

Driveway with parking, private enclosed Rear Garden.

Early viewing highly recommended

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.

SHARED OWNERSHIP

PART OWN YOUR HOME

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 50% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 50% share purchase will be £306.00 and that the properties are leasehold with a monthly service charge of approximately £13. We are advised that there is a restriction is staircasing out to own up to 80% of the property, and would recommend this and the rental is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

PLEASE NOTE - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - Purchasers will be subject to STAR Housing's eligibility and affordability assessment.

RECEPTION HALLWAY

Covered Entrance and door leads into the entrance hallway. Staircase leading to the first floor landing. Radiator, doors leading off,

LOUNGE

With window and French doors to the rear aspect leading out to the rear garden. Feature electric fire. Radiator, door opening ending to under stairs storage cupboard. Space for dining table.

KITCHEN/DINING AREA

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink, integrated oven/ grill with four ring gas hob and extractor hood over. Space for washing machine below work surface, further space for freestanding fridge freezer. Further range of wall mounted units, partially tiled walls. Window to the front aspect. Radiator.

CLOAKROOM

With window to the side aspect. WC and wash hand basin. Radiator.

FIRST FLOOR LANDING

Stairs lead from the entrance hallway to the first floor landing. Access to loft space, door opening to airing cupboard. Further doors leading off,

BEDROOM 1

With window to the front aspect. Radiator

BEDROOM 2

With window to the rear aspect. Radiator

BEDROOM 3

With window to the rear aspect. Radiator

BATHROOM

With window to the front aspect and suite comprising of two anelled bath with shower head over, WC and wash hand basin. Radiator, partially tiled walls.

OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking. Paved pathway leads to the covered entrance.

The rear garden has a paved patio perfect for entertaining with friends and family. Area laid with artificial lawn, bordered with well stocked flower border

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 mains electric, gas, water and drainage are connected with gas fired central heating.

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 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

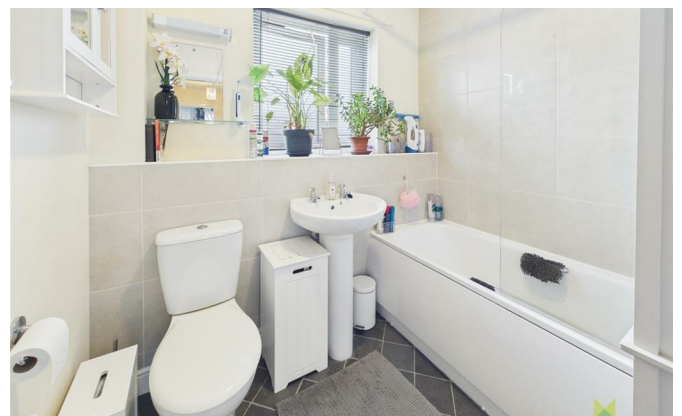
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

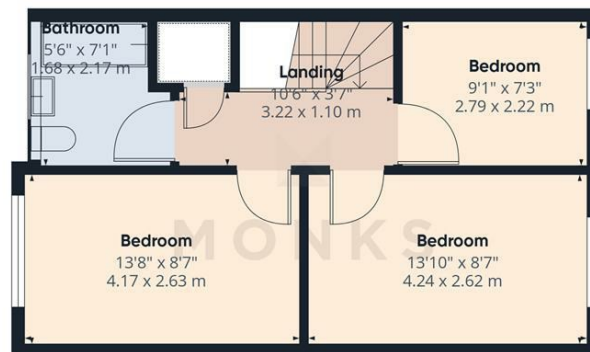
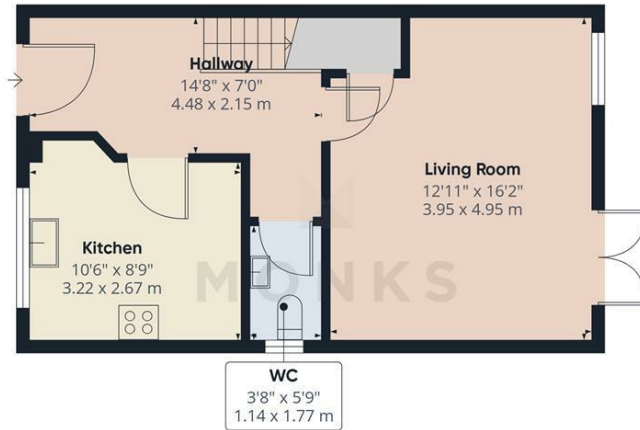
NEED TO CONTACT US

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[®]
836 ft²
77.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

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

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	

Environmental Impact (CO ₂) 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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