

# 25 Langland Road Oswestry SY11 2DN



**3 Bedroom House - Terraced**  
**Offers In The Region Of £190,000**

## The features

- THREE BEDROOM MID-TERRACED
- CONVENIENT LOCATION CLOSE TO TOWN
- THREE GENEROUS SIZED BEDROOMS
- ENCLOSED FRONT AND REAR GARDENS
- ENERGY PERFORMANCE RATING "
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- SPACIOUS LOUNGE AND KITCHEN/ DINING ROOM
- FAMILY BATHROOM AND CLOAKROOM
- VIEWINGS ESSENTIAL



### \*\*\* WELL PRESENTED THREE BEDROOM TERRACED \*\*\*

**An opportunity to purchase this well maintained three bedroom mid terraced home offering spacious living throughout, perfect for First Time Buyers and Investors.**

**Occupying a convenient location just a pleasant stroll or short drive to the Town Centre, and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Reception Hall, Lounge, Kitchen, Cloakroom, Three Bedrooms and Family Bathroom.**

**Having benefit of gas central heating and enclosed front and rear garden.**

**Viewings essential.**

### Property details

#### LOCATION

This property enjoys a convenient position on the edge of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

#### RECEPTION HALL

Covered entrance with door leading into Reception Hall, with door opening to Cloakroom and further door leading off,

#### CLOAKROOM

With WC and wash hand basin.

#### DINING ROOM

With space for dining table. Window to the front aspect, radiator. Door opening to understairs storage cupboard, further door leading off,

#### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with worksurface over. Single drainer sink set into base level unit with mixer tap, integrated oven/ grill with inset four ring gas hob and extractor hood over. Space below worksurface for washing machine and fridge. Window to the front aspect, partially tiled walls and further range of matching wall mounted units. Tiled flooring.

#### LOUNGE

Well lit with window to the rear aspect, feature brick fireplace with hearth housing electric flame effect fire. Laminate flooring. Radiator, door leading off,

#### INNER HALLWAY

With door leading out to the Rear Garden, Staircase leads to the First Floor Landing. Radiator.

#### FIRST FLOOR LANDING

With access to the roof space which is partially boarded. Radiator, doors leading off,

#### BEDROOM 1

Double bedroom with window to the front aspect. Large fitted wardrobe/ storage space. Radiator.

#### BEDROOM 2

Another generous room with window to the rear aspect. Fitted wardrobe/ storage space. Radiator.

#### BEDROOM 3

With window to the rear aspect. Fitted storage space. Radiator.

#### BATHROOM

With suite comprising of panelled bath with shower head over, WC and wash hand basin. Partially tiled walls and tiled flooring. Radiator.

#### OUTSIDE

To the front of the property there is an enclosed front garden, laid with gravel for ease of maintenance with specimen tree and enclosed with fencing. Pathway leads to the entrance door, and further footpath leads to the Rear Garden. Paved patio area perfect for those who love to entertain with friends and family, area laid with lawn, brick built storage shed with power. Enclosed with fencing.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold and 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 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

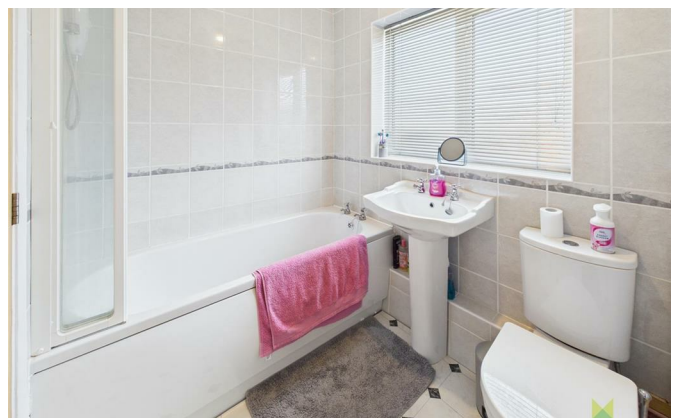
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### 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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## Judy Bourne

Director at Monks

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## Get in touch

Call. 01691 674567

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Click. www.monks.co.uk

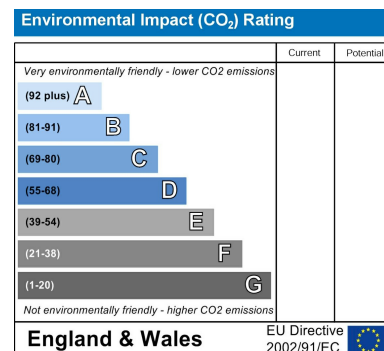
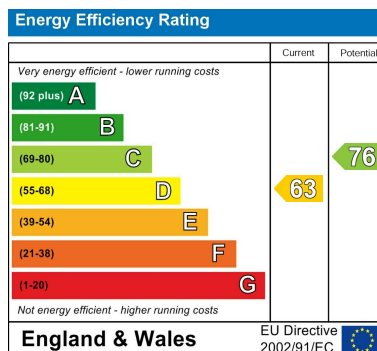
## Oswestry office

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**



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