

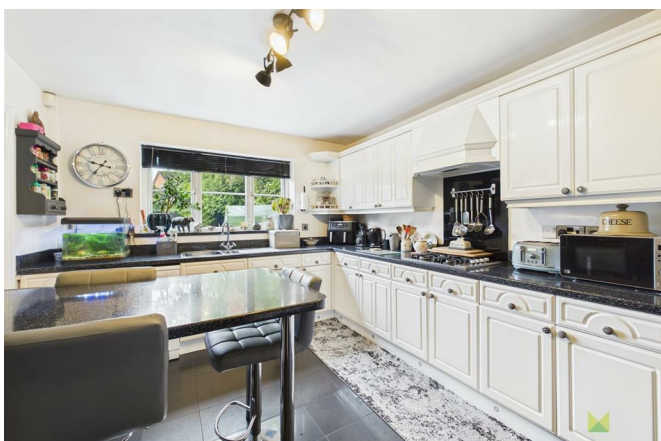
# 21 Grosvenor Road Oswestry SY11 2PE



**5 Bedroom House - Detached**  
**Asking Price £400,000**

## The features

- SPACIOUS 5 BEDROOM DETACHED FAMILY HOME
- LOVELY THROUGH LOUNGE WITH LOG BURNER
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY AND GARAGE WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "
- ENVIABLE CUL DE SAC LOCATION NEAR TO AMENITIES
- DINING ROOM, BREAKFAST KITCHEN, CONSERVATORY AND UTILITY
- 5 DOUBLE BEDROOMS, JACK AND JILL EN SUITE AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN FOR ENTERTAINING



### \*\*\* IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME \*\*\*

An opportunity to purchase this 5 bedroom detached family home offering deceptively spacious living accommodation set across three floors, perfect for today's modern lifestyle of a growing family, those who love to entertain or work from home.

Occupying an enviable position on this much sought after road in the heart of the Market Town of Oswestry and having ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen/ Breakfast Room, Conservatory, Utility Room, Cloakroom, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and family Bathroom on the First Floor and an additional 2 double Bedrooms with jack and jill en suite.

The property has benefit of gas central heating, double glazing, driveway with ample off road parking, double garage with power and enclosed rear garden perfect for entertaining.

Viewings Essential

## Property details

### LOCATION

Occupying a prime position in the heart 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 HALLWAY

Covered entrance with door leading into the Reception Hall. Staircase leading to the First Floor Landing. Radiator, coved ceiling, doors leading off,

### LOUNGE

Well lit with two windows to the front aspect, feature clock steel multi-fuel burner with hearth. TV and media points, coved ceiling. Radiator, doors leading off,

### KITCHEN/ BREAKFAST ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, integrated double oven/ grill and inset four ring gas hob with extractor hood over. Space below work surface for dishwasher and further space and plumbing for American style fridge/ freezer. Further range of wall mounted units, peninsular divide with breakfast bar seating. Tiled flooring, window to the rear aspect, door leading off.

### DINING ROOM

With coved ceiling and panelled walls, space for family dining table. Radiator, french doors leading into,

### CONSERVATORY

Being of brick base and sealed unit. French doors lead out to the Rear Garden. tiled flooring.

### UTILITY ROOM

Base level unit with work surface over. Single drainer sink set into base unit, space for washing machine and tumble dryer. Wall mounted gas boiler. Door leading out to the rear garden.

### CLOAKROOM

With WC and wash hand basin. Partially tiled walls, heated towel rail and window to the front aspect. Tiled flooring.

### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Door opening to airing cupboard. Further staircase leads to the Second Floor Landing. Radiator, doors leading off,

### PRINCIPAL BEDROOM

Double bedroom with two windows to the front aspect. Fitted wardrobes, coved ceiling. Radiator, door leading into,

### EN SUITE

Suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls. Radiator, window to side aspect.

### BEDROOM 2

Double bedroom with window overlooking the rear aspect. Fitted wardrobes. Radiator.

### BEDROOM 3

Formally two bedrooms the current owners have removed a stud wall opening to the room to become a double bedroom with window to the front aspect, and dressing room to the rear aspect. Radiator. Potential to be converted back to two bedrooms.

### FAMILY BATHROOM

Suite comprising of panelled bath with shower head over. WC and wash hand basin. Fully tiled walls and flooring. Window overlooking the rear aspect.

### SECOND FLOOR LANDING

Stairs lead from the First Floor Landing to the Second Floor with skylight window overlooking the front aspect. Doors leading off,

### BEDROOM 4

With window to the rear aspect and further skylight window to the front aspect. Radiator.

### BEDROOM 5

With window to the rear aspect and further skylight window to the front aspect. Radiator.

### JACK AND JILL EN SUITE

With doors leading into from Bedroom 4 and 5, suite comprising of shower cubicle, WC and wash hand basin. Fully tiled walls and flooring. Window overlooking the rear aspect. Heated towel rail.

### DOUBLE GARAGE

Currently used as a home gym. A versatile space with power and lighting. Two up and over doors to the front aspect. Power and lighting. Lockable storage cupboard.

### OUTSIDE

To the front the garden is laid to lawn with flower and shrub beds and hedging providing screening. Side pedestrian access to the Rear Garden which has been designed for ease of maintenance and laid to paved sun terrace immediately adjacent to the house which is ideal for outdoor entertaining and dining and large gravelled area with flower and shrub beds along with specimen trees and ornamental garden pond. Enclosed with wooden fencing.

### 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, 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 E- 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.

## 21 Grosvenor Road, Oswestry, SY11 2PE.

5 Bedroom House - Detached  
Asking Price £400,000





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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 |                         |           |
| <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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