

# 37 Llanforda Mead Oswestry SY11 1TS



**4 Bedroom House - Detached**  
**Offers In The Region Of £415,000**

## The features

- NO ONWARD CHAIN
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENVIABLE CORNER PLOT AND ENCLOSED REAR GARDEN
- TOTALLY RENOVATED DETACHED FAMILY HOME
- HALL, CLOAKROOM, LOUNGE, STUDY, CONSERVATORY
- LOVELY RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES, UTILITY ROOM
- DRIVEWAY WITH PARKING FOR THREE VEHICLES AND GARAGE
- VIEWING ESSENTIAL



\*\*\* IMMACULATE NEWLY REFURBISHED DETACHED HOME \*\*\*

An excellent opportunity to purchase this beautifully presented 4 bedroom detached home which has just undergone complete modernisation and improvement and offer spacious and versatile accommodation finished to a contemporary standard - perfect for a growing family or those looking to downsize with space.

Occupying an enviable position in this much sought after location, a short stroll from local amenities, schools and the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Study/Home Office, Conservatory, Dining Room, lovely re-fitted Kitchen, Utility, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating using HIVE heating with Hive Heating involves a smart thermostat that lets you manage your heating from anywhere, double glazing, driveway with parking, garage and enclosed rear garden.

VIEWING ESSENTIAL.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A short stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

### RECEPTION HALL

Covered entrance with composite door opening to inviting Reception Hall with useful under stairs storage cupboard, wooden flooring, radiator.

### CLOAKROOM

Newly fitted, with WC and wash hand basin, window to the front, complementary tiled surrounds and flooring, heated towel rail/radiator.

### FAMILY ROOM/HOME OFFICE

A great multi purpose room, perfect for those who work from home. With windows to the front and side, wooden flooring and radiator.

### LOUNGE

A lovely light room with window to the front. Feature contemporary living flame fire with storage recess beneath, wooden flooring, radiator.

### CONSERVATORY

A generous sized room being of brick and sealed unit double glazed construction with power, lighting and heating, wooden floor covering, double opening doors to the garden.

### DINING ROOM

with continuation of wooden flooring, contemporary wall mounted radiator.

### KITCHEN

Beautifully re-fitted with range of contemporary units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surface over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary range of wall mounted units with concealed lighting beneath. Wooden floor covering, window to the rear garden.

### UTILITY ROOM

with range of units with work surface over and space for appliances, tiled surrounds and newly fitted wall mounted gas central heating boiler, door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

A generous double room with window to the side, wooden floor covering, radiator.

### EN SUITE SHOWER ROOM

Newly fitted suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage and WC. Heated towel rail/radiator, window to the side.

### BEDROOM 2

Another generous double room with window overlooking the front, wooden flooring, radiator.

### BEDROOM 3

with window to the front, wooden flooring, radiator.

### BEDROOM 4

with window to the rear, wooden flooring, radiator.

### FAMILY BATHROOM

Newly re-fitted with contemporary suite comprising shaped panelled bath with direct mixer shower with drench head over, wash hand basin and WC set into vanity with storage, heated towel rail/radiator. Complementary tiled surrounds, window to the side.

### OUTSIDE

The property is situated on a corner plot with a good sized driveway with lawn areas and pathway leading to the entrance. To the rear is an enclosed private patio garden with raised lawn area.

### GARAGE

With up and over door to the front aspect. Power and lighting.

### 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.

#### 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](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

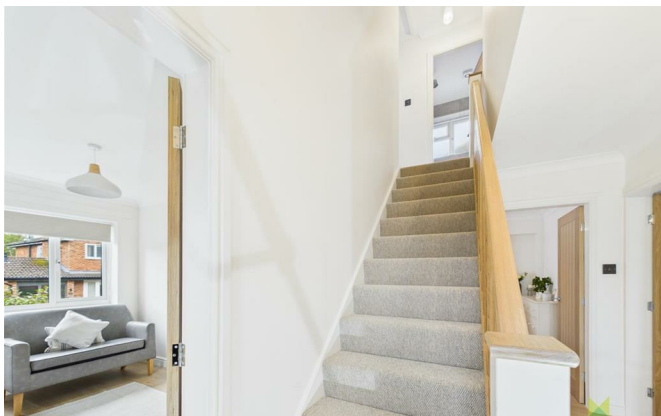
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

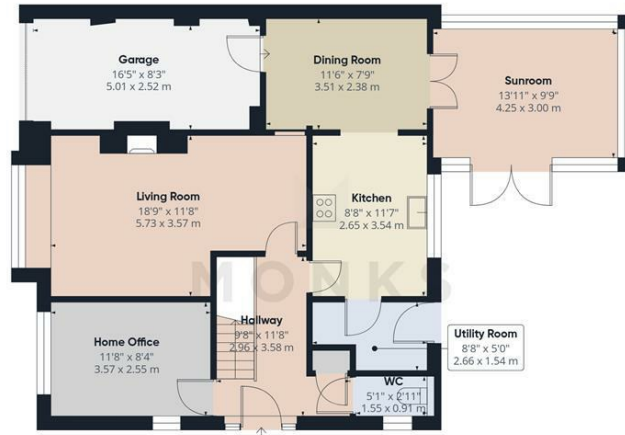
#### NEED TO CONTACT US

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.

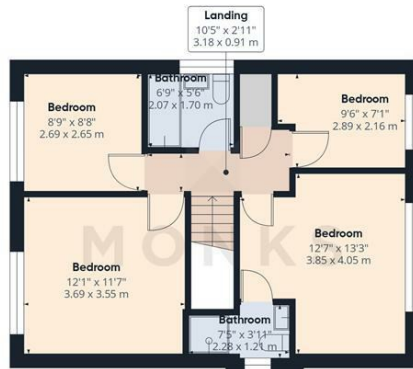
## 37 Llanforda Mead, Oswestry, SY11 1TS.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
1471 ft<sup>2</sup>  
136.7 m<sup>2</sup>

(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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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- 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.
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