

5 Acorn Close Whittington Oswestry SY11 4PU



**3 Bedroom House - Detached
Offers In The Region Of £340,000**

The features

- ATTRACTIVELY PRESENTED AND IMPROVED DETACHED HOME
- LOUNGE, FAMILY/SITTING ROOM, HOME OFFICE
- 3 GENEROUS BEDROOMS, SHOWER ROOM AND BATHROOM
- GOOD SIZED ENCLOSED GARDEN
- VIEWINGS ESSENTIAL
- ENVIALE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- LOVELY FITTED KITCHEN/DINING ROOM AND UTILITY
- DRIVEWAY WITH OFF ROAD PARKING
- PERFECT FOR A GROWING FAMILY



*** MUCH IMPROVED AND EXTENDED 3 BEDROOM DETACHED HOME ***

An opportunity to purchase this attractively presented, improved and extended 3 bedroom detached home - perfect for today's modern lifestyle - a growing family, work from home or those who love to entertain.

Occupying an enviable position in the heart of this popular and self sufficient village with excellent amenities, as short drive from the busy market Town of Oswestry and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Family Room, Home Office, Cloakroom, Utility, attractive Kitchen/Dining Room, 3 Bedrooms, Shower Room and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway providing off road parking for multiple vehicles, enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. Set back from the main road down a private road. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. Ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall, staircase leads to the First Floor Landing. Laminate flooring, radiator, doors leading off either side,

LOUNGE

With window to the front, media point, coved ceiling. Radiator.

KITCHEN/ DINING ROOM

Attractively fitted with modern range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboards with space beneath for dishwasher and fridge. Further range of

base units comprising cupboards and drawers with work surface over and having inset 4 ring hob with extractor hood over and pan and cutlery drawers beneath. Eye level oven and grill with cupboards above and below, space for fridge/freezer and matching eye level wall units. Fitted pantry/storage cupboard, window and door to garden and opening to

Dining Area with ample space for dining table, radiator. Wooden effect floor covering throughout.

FAMILY/SITTING ROOM

A great multi purpose room with window and double opening French doors to the garden, radiator.

HOME OFFICE

With window to the front aspect. Laminate flooring, contemporary column style radiator..

UTILITY ROOM

With space for washing machine and tumble dryer with work surface over. Laminate flooring.

FIRST FLOOR LANDING

From the Reception Hall stairs lead to the First Floor Landing, with access to loft space. Large fitted wardrobe, radiator.

PRINCIPAL BEDROOM

a generous double room with windows to the front and side, radiator.

BEDROOM 2

Another generous double room with window to the rear, radiator.

JACK AND JILL SHOWER ROOM

With window to the front aspect, suite comprising of shower cubicle with tiled walls, WC and wash hand basin with complimentary tiled splashback. Heated towel rail.

BEDROOM 3

With window to the front aspect. Built in storage cupboard, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising of panelled bath, large shower cubicle with direct mixer shower unit, WC and wash hand basin. Complementary tiled surrounds, heated towel rail and window to the side.

OUTSIDE

To the front of the property there is a large driveway providing off road parking for several vehicles, area laid with lawn and further space laid with gravel. Path to the front door, and path leading down the side of the property into the Rear Garden.

Good sized paved patio perfect for those who like to dine alfresco, and entertain with friends and family. Area laid with lawn and bordered by flower borders planted with established shrubs and specimen trees. Wooden storage shed and further gravel area perfect for seating.

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 C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

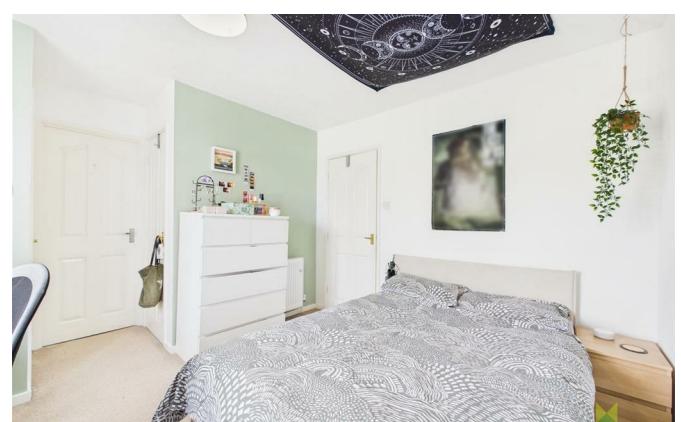
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

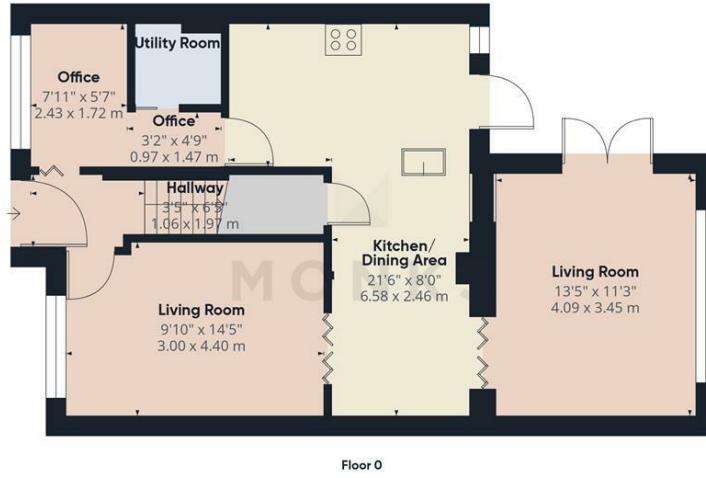




5 Acorn Close, Whittington, Oswestry, SY11 4PU.

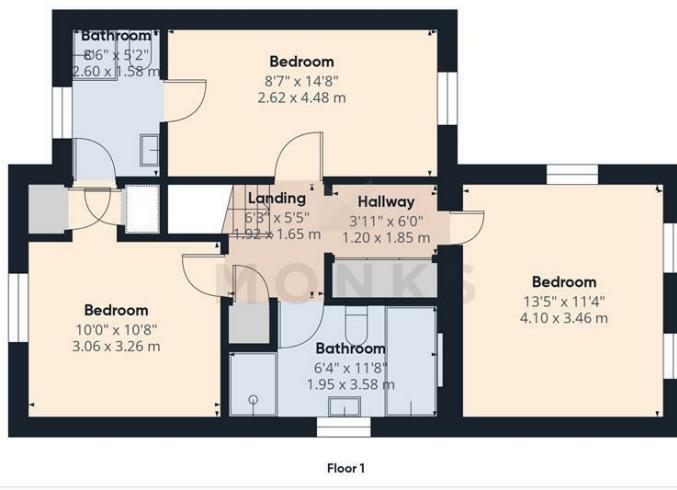
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MONKS

Approximate total area⁽¹⁾
1238 ft²
115.1 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



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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		
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	

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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.
- 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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