

# Old Bakery House Station Road Whittington Oswestry SY11 4DA



**3 Bedroom House - Detached  
Offers In The Region Of £300,000**

## The features

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- SPACIOUS LOUNGE WITH FRENCH DOORS LEADING OUT
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIALE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN/ DINING ROOM & UTILITY ROOM
- TWO FURTHER DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- ENERGY PERFORMANCE RATING 'B'



### \*\*\* SPACIOUS THREE BEDROOM DETACHED HOME \*\*\*

**An opportunity to purchase this beautifully presented three bedroom detached family home offering spacious and versatile living accommodation perfect for the growing family.**

**Occupying an enviable position in the heart of the historic village of Whittington and being within walking distance of all its amenities. Easy access to the A5/ M54 motorway network, and train links at the nearby Gobowen Train Station.**

**Briefly comprising of entrance hallway, lounge, kitchen/ dining room, utility room, cloakroom, principal bedroom with ensuite bathroom, two further bedrooms and family bathroom.**

**Having benefit of gas central heating, double glazing, driveway with ample off road parking and enclosed rear garden.**

### Viewings essential

#### Property details

##### LOCATION

The property occupies an enviable position in the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

##### ENTRANCE HALLWAY

Covered porch and composite door leads into the entrance hallway with wooden flooring, window to the side aspect. Radiator, doors leading off,

##### LOUNGE

Well lit with windows and French doors to the rear aspect. Radiator, tv and media point.

##### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of grey high gloss fronted base level units comprising of cupboards and drawers with solid wood worksurface over. One and a half bowl undermount sink with mixer tap set into base level units. Integrated oven/ grill and inset four ring electric hob with extractor hood over. Integrated fridge/ freezer and dishwasher with matching facia panel. Window to the front aspect, further range of matching wall mounted units. Tiled flooring.

DINING AREA- With ample space for dining table. Radiator, door leading into,

##### UTILITY ROOM

With space and amenities for washing machine and tumble dryer with solid wood work surface over. Single sink with mixer tap and wall mounted units for storage. Door leading out to the Rear Garden.

##### CLOAKROOM

With window to the side aspect. WC and wash hand basin, tiled flooring.

##### FIRST FLOOR LANDING

Stairs lead from the entrance hallway to the first floor landing with window to the side aspect. Access to loft space, double opening doors to large storage space. Doors leading off,

##### PRINCIPAL BEDROOM

Double bedroom with window to the rear aspect. Radiator, door leading into,

##### ENSUITE BATHROOM

With suite comprising of panelled bath, WC, wash hand basin and double width walk in shower. Heated towel rail, tiled walls and tiled flooring.

##### BEDROOM 2

Double bedroom with window to the front aspect. Radiator.

##### BEDROOM 3

With window to the rear aspect. Radiator.

##### FAMILY BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring.

##### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking. small low level fence and gate leads to the front door.

##### GENERAL INFORMATION

###### TENURE

We are advised the property is Freehold..

###### 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 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](http://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

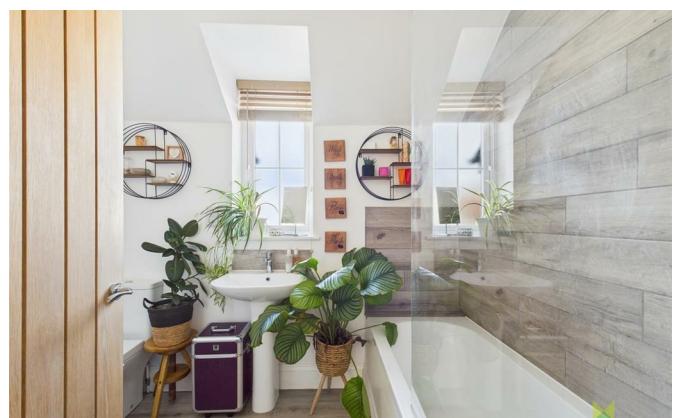
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

###### 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.

# Old Bakery House Station Road, Whittington, Oswestry, SY11 4DA.

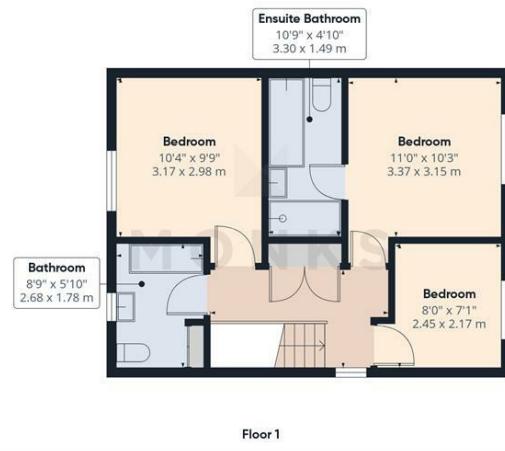
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**MONKS**

Approximate total area<sup>(1)</sup>  
944 ft<sup>2</sup>  
87.7 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



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## Get in touch

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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	81
(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<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		
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.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.