

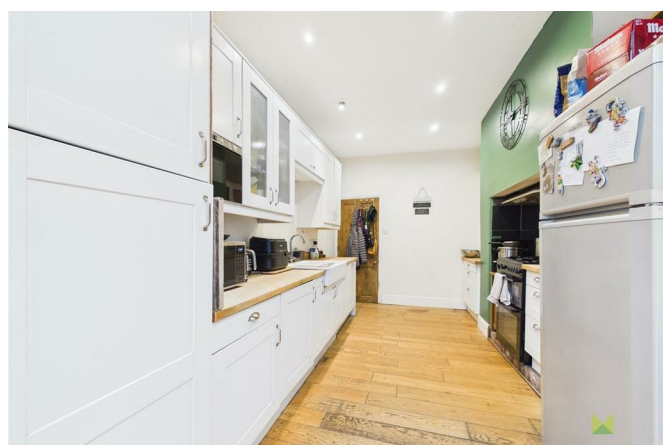
35 Upper Brook Street Oswestry SY11 2TG



3 Bedroom House - Mid Terrace
Offers In The Region Of £240,000

The features

- THREE BEDROOM MID TERRACED HOME
- LOUNGE WITH FEATURE FIREPLACE WITH LOG BURNER
- THREE GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RAING 'D'
- ENVIABLE LOCATION CLOSE TO AMENITIES
- EXTENDED OPEN PLAN KITCHEN/ DINING ROOM
- BATHROOM AND SHOWER ROOM
- VIEWINGS ESSENTIAL



*** DECEPTIVELY SPACIOUS THREE BEDROOM HOME ***

An opportunity to purchase this well presented three bedroom mid terrace home offering deceptively spacious and extended living accommodation, perfect for the growing family.

Occupying an enviable position close to the Market Town centre, having ease of access to all of it's local amenities and nearby transport links including railway station and A5/ M54 motorway network.

Briefly comprising of Entrance Hall, Lounge, extended Kitchen/ Dining Room, Three Double Bedrooms, Family Bathroom and further Shower Room.

Having benefit of town centre location, gas central heating, cellar and enclosed rear garden.

Viewings essential

Property details

LOCATION

ENTRANCE HALLWAYS

Entrance door leads into the Entrance Hall. Door leading out to the rear garden and further door leads into the Inner Hallway. Staircase leading to the First Floor Landing and down to the cellar. Doors leading off,

LOUNGE

With window to the front aspect, feature fireplace with brick surround and slate hearth housing log burning stove. Alcove shelving, exposed wooden flooring. Radiator,

EXTENDED KITCHEN/ DINING ROOM

The kitchen has been fitted with a modern range of shaker style fronted units with work surface over. Double bowl ceramic sink set into base level unit. Space for freestanding cooker with extractor hood over. Integrated fridge/ freezer with matching fascia panel and integrated microwave. Further range of wall mounted units, solid wood flooring.

DINING AREA- A fabulous extended space perfect for entertaining with friends and family with ample space for dining table, and well lit with two velux windows and bi folding doors to the rear aspect. Radiator, wooden flooring.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Further stairs lead to the Second Floor. Doors leading off,

BEDROOM 2

With window to the front aspect. Radiator,

BEDROOM 3

With window to the rear aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of shower cubicle, WC and wash hand basin. Radiator.

SECOND FLOOR LANDING

Stairs leading to the Second Floor Landing. Fabulous fitted bookcases with plenty of storage. velux window allowing plenty of light. Doors leading off,

BEDROOM 1

With window to the front aspect. Radiator.

SHOWER ROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Radiator.

OUTSIDE

The rear garden has a small patio laid with gravel, brick steps and small retaining wall leads to a large area laid with lawn, further patio area. Enclosed with 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 main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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 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

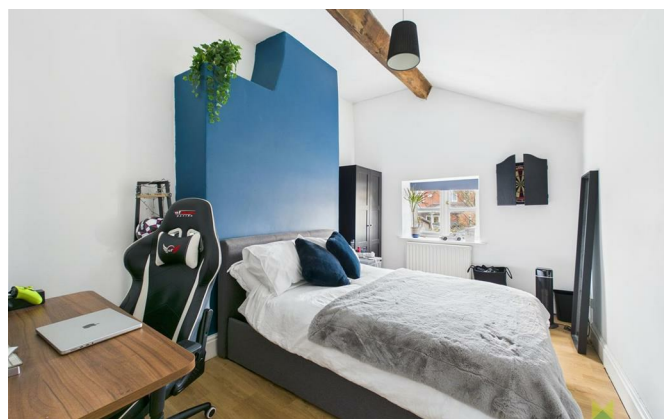
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Floor 0



Floor 1



Floor 2

Approximate total area^m
1091 ft²
101.2 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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Get in touch

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Click. www.monks.co.uk

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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		77

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.