

24 Plas Ffynnon Way Oswestry SY11 2TZ



4 Bedroom House - Detached
£375,000

The features

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GENEROUS LOUNGE WITH DOORS TO THE GARDEN
- FITTED KITCHEN WITH INTEGRATED APPLIANCE
- ENCLOSED REAR GARDEN WITH ESTABLISHED PLANTS
- OFFERED FOR SALE WITH NO ONWARDS CHAIN
- THREE FURTHER BEDROOMS WITH FITTED STORAGE
- SEPARATE DINING ROOM & USEFUL STUDY
- AMPLE DRIVEWAY PARKING AND INTEGRAL GARAGE
- ENERGY PERFORMANCE RATING " " | VIEWINGS ESSENTIAL



*** 4 BEDROOM DETACHED FAMILY HOME | NO ONWARD CHAIN ***

An excellent opportunity to purchase this well-presented four bedroom detached family home, ideally positioned in a highly sought-after location and offered for sale with no onward chain.

Perfectly suited to modern family living, the property is conveniently located within easy reach of the Town Centre and local schools, while excellent transport links provide easy access to the A5 and M54 motorway network, making it an ideal choice for commuters.

The well-proportioned accommodation briefly comprises: Reception Hall with Cloakroom, Lounge, Study, Dining Room, Kitchen, Principal Bedroom with En Suite, Three Further Bedrooms and Family Bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, a garage and a private rear garden, offering a pleasant outdoor space for families to enjoy. Further benefits include gas central heating and double glazing,

Early viewing is highly recommended to fully appreciate the accommodation, location and potential this excellent family home has to offer.

Property details

LOCATION

The property occupies a truly enviable position, in the heart of the sought after Market Town of Oswestry. The town centre is a pleasant stroll away which boasts an excellent range of facilities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. Perfect for commuters with ease of access to the A5/ M54 motorway network. The nearby railway station at Gobowen provides further ease of access to Chester and North Wales to the North and the County Town of Shrewsbury to the south, which boasts a further range of excellent facilities.

ENTRANCE HALL

Covered entrance with partially glazed door leading into the Entrance Hallway. Staircase leading to the First Floor Landing, coved ceiling, Radiator, doors leading off,

CLOAKROOM

With WC and wash hand basin. Radiator.

DINING ROOM

With bay window to the front aspect, ample space for entertaining with friends and family. Radiator, coved ceiling.

LOUNGE

With bay window to the rear aspect and french doors leading out to the rear garden. TV and media point, coved ceiling. Radiator. Door leading into,

STUDY

With window to the front aspect. Radiator.

KITCHEN

The kitchen has been 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 oven/ grill with four ring inset gas hob and extractor hood over. Space below work surface for washing machine, tumble dryer and fridge. Window to the rear and side aspect, door leading out to the rear garden. Radiator, tiled flooring.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Access to loft space, doors leading off,

PRINCIPAL BEDROOM

Well lit with three windows to the front aspect, built in wardrobes. Radiator, door leading into,

EN SUITE

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

BEDROOM 2

With window to the rear aspect, built in wardrobes. Radiator,

BEDROOM 3

With window to the rear aspect, built in wardrobe. Radiator.

BEDROOM 4

With window to the rear aspect. Radiator

BATHROOM

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

OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking, area laid with decorative slate and access to the rear garden.

The rear garden is largely laid with lawn, an array of well established shrubs and specimen trees are built around the garden and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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 '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

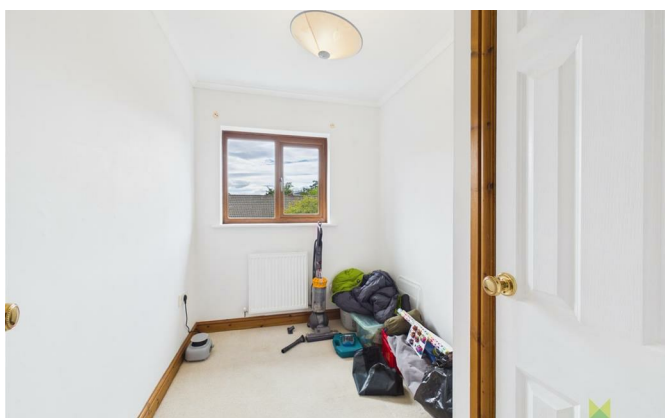
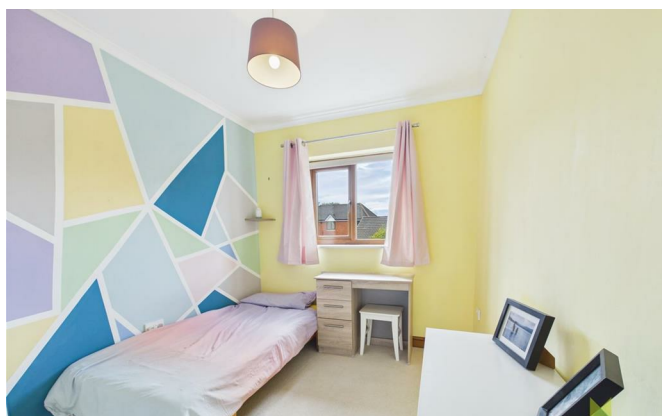
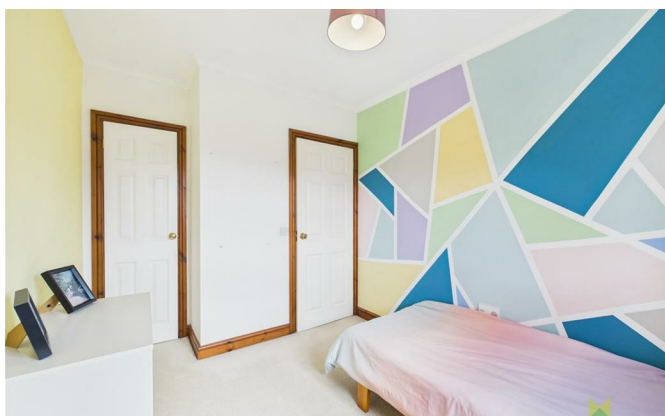
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





24 Plas Ffynnon Way, Oswestry, SY11 2TZ.

4 Bedroom House - Detached
£375,000





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) 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 (CO₂) 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	

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.
- 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.
- 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.