

# 4 Queens Meadow Queens Head SY11 4FD



**5 Bedroom House - Detached**  
**Offers In The Region Of £465,000**

## The features

- SPACIOUS FIVE BEDROOM DETACHED HOME
- LOUNGE, DINING ROOM AND GARDEN ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'C'
- CONVENIENT LOCATION CLOSE TO AMENITIES
- KITCHEN WITH FITTED APPLIANCES AND UTILITY ROOM
- FOUR FURTHER BEDROOMS AND FAMILY BATHROOM
- ESTABLISHED ENCLOSED REAR GARDEN WITH RURAL VIEWS
- OFFERED FOR SALE WITH NO ONWARD CHAIN



### \*\*\* IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME \*\*\*

**An opportunity to purchase this immaculately presented 5 bedroom Detached home providing spacious and versatile accommodation, perfect for today's modern lifestyle.**

**Occupying an enviable position in this sought-after area of Queens Head, this property enjoys a convenient position just a few miles from the Market Town of Oswestry**

**The accommodation briefly comprises Reception Hall, Lounge, Kitchen, Dining Room, Garden Room, Home Office/ Study, Principal Bedroom with Ensuite, Four Further Double Bedroom and Family Bathroom.**

**The property has the added benefit of oil central heating, double glazing, driveway and garage with off road parking and enclosed established rear garden.**

**Viewing highly recommended.**

#### Property details

##### LOCATION

Located in this sought-after area of Queens Head, this property enjoys a convenient position just a few miles from the Market Town of Oswestry. The area offers a welcoming community feel with a popular village pub and easy access to a wealth of amenities including, shops, schools, weekly market, and leisure facilities in nearby Oswestry. Having ease of access to the A5/ M54 motorway network perfect for commuters. The nearby train station at Gobowen provides direct access to Chester and North Wales to the North, and Midlands to the South. The stunning Shropshire countryside and Welsh borderlands are right on your doorstep for scenic walks and outdoor pursuits.

##### RECEPTION HALL

Covered entrance with partially glazed door leading into the Reception Hall. Staircase leads to the First Floor Landing, wooden flooring, coved ceiling. Radiator, doors leading off,

##### LOUNGE

A well lit room with bay window to the front aspect. Brick built fireplace with downlighting and wooden mantel beam over. Slate hearth housing cast iron log burning stove. Coved ceiling, radiator and door leading into,

##### DINING ROOM

With ample space for family dining. Wooden flooring, coved ceiling. Radiator. Doors leading off,

##### KITCHEN

Attractively fitted with a range of wooden shaker style fronted base level units comprising of cupboards and drawers with work surface over. Undermount one and a half bowl sink and drainer. Space for freestanding range style cooker with extractor hood over. Integrated dishwasher with matching fascia panel. Window to the rear aspect, further range of matching wall mounted units, partially tiled walls and tiled flooring. Door leading into,

##### UTILITY ROOM

Range of base level units with work surface over. Single drainer sink set into base level unit, space below work surface for washing machine. Partially tiled walls, further range of storage cupboards. Tiled flooring, window and door to the rear aspect, further door leading into,

##### CLOAKROOM

With window to the side aspect. WC and wash hand basin with complimentary tiled splashback. Radiator.

##### HOME OFFICE/ STUDY

With bow window to the front aspect. TV and media



point, coved ceiling. Radiator, door opening to generous under stairs storage.

### **GARDEN ROOM**

Being of brick base and sealed unit with thermal roof, fully glazed French doors leading out to the Rear Garden. Radiator.

### **FIRST FLOOR LANDING**

Stairs lead from the Reception Hall to the First Floor Landing. With coved ceiling, access to loft space. Airing cupboard, Radiator, doors leading off to all rooms,

### **PRINCIPAL BEDROOM**

Double bedroom with window to the front aspect. Radiator, coved ceiling, door leading into,

### **ENSUITE**

With window to the front aspect. Suite comprising of shower cubicle, WC and wash hand basin. Fully tiled walls. Radiator.

### **BEDROOM 2**

Generous sized dual aspect room with window to the front and rear. Radiator.

### **BEDROOM 3**

With window to the rear aspect with fabulous countryside views. Radiator, coved ceiling.

### **BEDROOM 4**

Another good sized bedroom with window to the rear aspect. Radiator, coved ceiling.

### **BEDROOM 5**

A versatile room, currently used as a dressing room with range of fitted bedroom furniture. Window to front aspect. Radiator, coved ceiling.

### **FAMILY BATHROOM**

With window to the side aspect, suite comprising of large bath tub with shower head over. WC and wash hand basin. Fully tiled walls and tiled flooring. Radiator.

### **GARAGE**

With electric operated up and over door to the front aspect, window to the side aspect and fire door to the rear leading into the Utility Room. Housing oil fired boiler, providing ample space for parking, or storage.

### **OUTSIDE**

To the front of the property there is a block paved driveway providing ample off road parking for four vehicles. Enclosed with a combination of low level

brick wall, rot iron gates and fencing. Pedestrian access either side of the property leads to the Rear Garden.

The Rear Garden has a block paved pathway and seating space, area laid with lawn with pathway leading to further paved patio perfect for entertaining with friends and family with lovely rural aspect views. The lawn is bordered with flower borders planted with established shrubs and specimen trees. 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 mains water, sewage and electricity are connected. There is an oil tank for central heating.

#### **COUNCIL TAX BANDING**

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

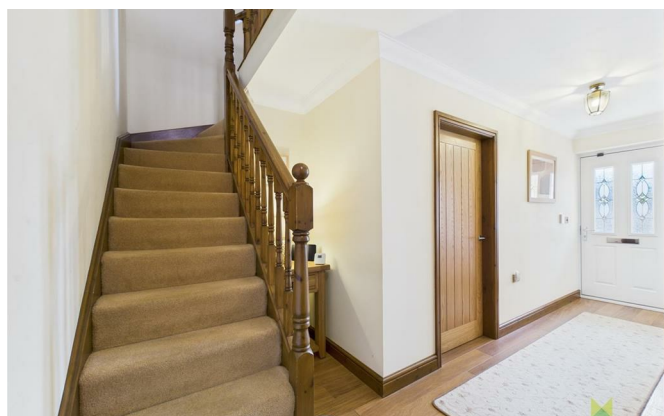






## 4 Queens Meadow, Queens Head, SY11 4FD.

5 Bedroom House - Detached  
Offers In The Region Of £465,000





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1912 ft<sup>2</sup>  
177.7 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) 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		
<b>England &amp; Wales</b>	71	79
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		
<b>England &amp; Wales</b>	49	65
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.

- 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.