

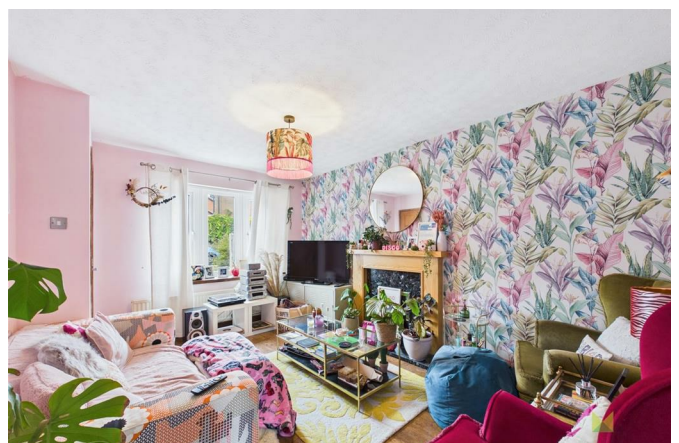
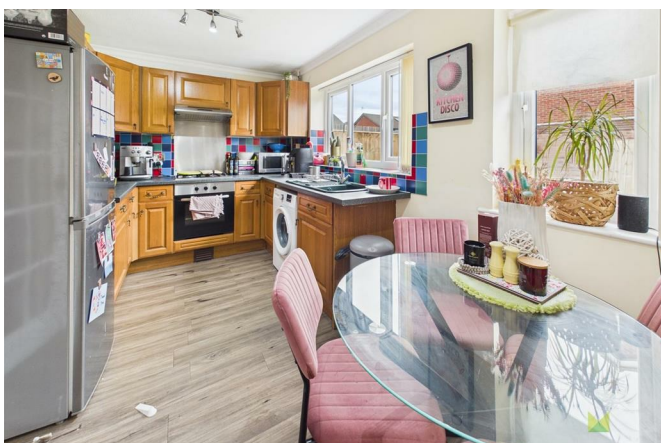
# 3 Summerfield Close Oswestry SY11 2YA



2 Bedroom House  
£182,500

## The features

- TWO BEDROOM SEMI DETACHED HOME
- PERFECT FOR FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE
- TWO BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "
- ENVIABLE CUL DE SAC LOCATION
- LOUNGE AND KITCHEN/ DINING ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



## \*\*\* 2 BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING \*\*\*

**An opportunity to purchase this attractively presented 2 bedroom semi detached home which is perfect for first time buyers, or investor.**

**Occupying an enviable position in this much sought after area, ideal for commuters with ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Kitchen, 2 Double Bedrooms and Bathroom,**

**The property benefits from gas central heating, double glazing, driveway with parking, enclosed rear garden.**

### **Viewings recommended**

#### **Property details**

##### **LOCATION**

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With 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.

##### **ENTRANCE HALL**

Covered entrance with door leading into the Entrance Hall. Staircase leading to the First Floor Landing. Radiator, window to the side aspect, door leading into,

##### **LOUNGE**

With window to the front aspect. Feature gas fire with surround and hearth. Wooden effect flooring. Radiator, door leading into,

##### **KITCHEN/ DINING ROOM**

Fitted with range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink. Integrated oven/ grill and inset four ring gas hob with extractor hood over. Partially tiled walls, window to the rear aspect. Further range of wall mounted units. Space for fridge/ freezer and further space below work surface for washing machine.

DINING AREA- Space for breakfast/ dining table, coved ceiling. Radiator, window to the rear aspect.

##### **FIRST FLOOR LANDING**

Staircase leads from Entrance Hall to First Floor Landing. Window to the side aspect, access to loft space. Doors leading off,

##### **BEDROOM 1**

With window to the front aspect. Doors opening to fitted wardrobe space. Radiator.

##### **BEDROOM 2**

With window to the rear aspect. Radiator.

##### **BATHROOM**

Window to the rear aspect. Suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls. Radiator.

##### **OUTSIDE**

Driveway to the front of the property providing off road parking for two vehicles. Area laid with bark providing potential for further parking.

The rear garden has a paved patio perfect for entertaining. Area laid with bark and further area laid with lawn. Enclosed with fencing and brick wall.

##### **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 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 '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](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.

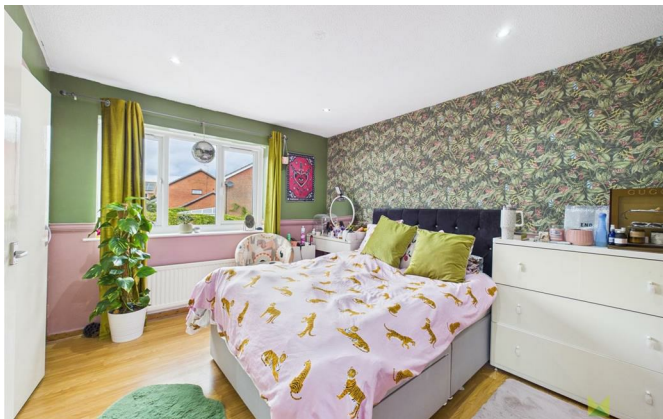
###### **NEED TO CONTACT US**

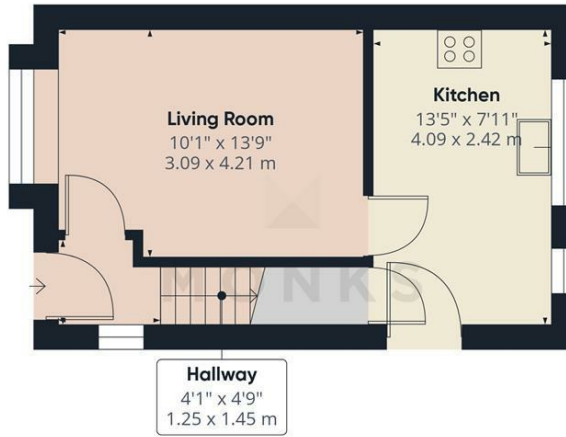
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



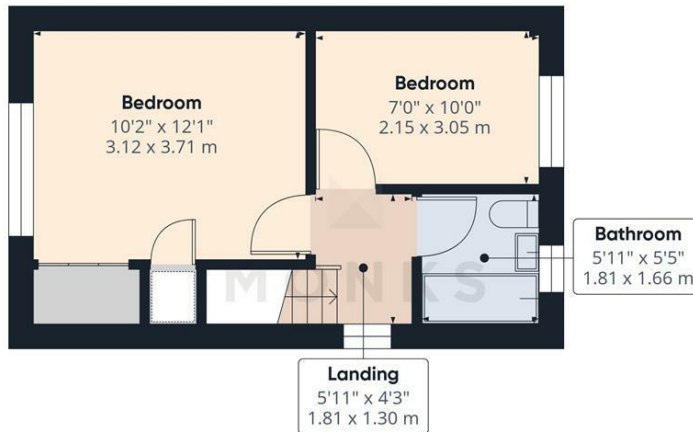
### 3 Summerfield Close, Oswestry, SY11 2YA.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
563 ft<sup>2</sup>  
52.3 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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## Oswestry office

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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		
<b>England &amp; Wales</b>	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>	EU Directive 2002/91/EC	

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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.

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