

# 40 Top Street Whittington Oswestry SY11 4DR



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £365,000**

## The features

- SPACIOUS 2/3 BEDROOM DETACHED BUNGALOW
- VERSATILE SUNROOM/ THIRD BEDROOM
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ENERGY PERFORMANCE RATING "
- ENVIABLE CORNER PLOT POSITION
- PRINCIPAL BEDROOM WITH EN SUITE
- GENEROUS ENCLOSED REAR GARDEN
- ENVIABLE VILLAGE LOCATION NEAR TO AMENITIES
- VIEWINGS ESSENTIAL



### \*\*\* SPACIOUS 2/3 BEDROOM DETACHED BUNGALOW \*\*\*

An opportunity to purchase this deceptively spacious two bedroom detached bungalow occupying an enviable corner plot position in the heart of the self sufficient village of Whittington, being perfect for downsizers whilst still retaining space.

Occupying an enviable corner plot position within the heart of the self sufficient village of Whittington having ease of access to a range of local amenities including primary school, public houses, shop and the historic Whittington Castle.

Briefly comprising of entrance hallway, lounge, kitchen/ breakfast room, utility room, cloakroom, sunroom/ bedroom, principal bedroom with en suite shower room, further bedroom and spacious bathroom.

The property has benefit of being specially adapted for accessible living with widened entrance door, spacious bedroom and en suite all easy accessible, gas central heating, double glazing, enviable corner plot, large driveway with ample off road parking, double width garage and enclosed good sized rear garden.

Viewings essential.

## Property details

### LOCATION

The property occupies an enviable position within the highly sought-after village of Whittington, one of North Shropshire's most desirable locations. The village offers an excellent range of everyday amenities including a convenience store, primary school, doctor's surgery, public houses, cafés and the historic Whittington Castle. The nearby market town of Oswestry provides a wider selection of shopping, leisure and educational facilities, whilst the A5 offers excellent road links to Shrewsbury, Wrexham, Chester and the wider motorway network, making the property ideal for commuters.

### ENTRANCE HALLWAY

Entrance door leads into the Entrance Hallway with access to loft space, coved ceiling, wooden effect flooring. Radiator, door opening to airing cupboard, further doors leading off.

### LOUNGE

Naturally well lit With French doors to the rear aspect and window to the side aspect. Feature fireplace with surround and hearth, coved ceiling. Radiator.

### SUNROOM/ BEDROOM

A fabulous addition to the bungalow, which is naturally well lit with several windows to the front side and rear aspect, side and rear aspect. Providing potential for a third bedroom, dining room, or sunroom. Wooden effect laminate floor flooring. Radiator.

### KITCHEN

The kitchen is fitted with a range of base level units comprising of cupboards and drawers with work surface over, Single drainer sink set into base level unit. integrated oven/grill, with inset four ring hob and extractor hood over. Integrated fridge with matching fascia panel, partially tiled walls and further range of matching wall mounted units. Window to the rear aspect, coved ceiling, ample space for breakfast/dining table. Door leading into.

### UTILITY ROOM

With window to the side aspect, work surface with space beneath for washing machine and tumble dryer. Coved ceiling, door leading out to the rear garden, further door leading into.

### CLOAKROOM

With window to the side aspect, WC and wash hand basin. Wall mounted gas boiler.

### PRINCIPAL BEDROOM

Spacious double bedroom which has been adapted for accessible living. Being naturally well lit with two windows to the front aspect, fitted wardrobes, coved ceiling. Radiator, door leading into.

### EN SUITE

With window to the side aspect and suite comprising of WC, wash hand basin and walk-in shower. Fully tiled walls, tiled flooring. Radiator.

### BEDROOM2

With window to the front aspect, Coved ceiling. Radiator.

### BATHROOM

With window to the front aspect and suite comprising of Jacuzzi style bath, shower cubicle with tiled walls, WC, wash hand basin. coved ceiling, radiator.

### GARAGE

Double width garage with roller door to the front aspect, and access door to the side aspect.

### OUTSIDE

To the front of the property is a generous driveway providing ample off-road parking for several vehicles and leading to the detached double garage. Gated side access leads through to the rear garden.

The rear garden enjoys a good level of privacy and features a generous paved sun terrace, accessed directly from the utility room, lounge and sun room, creating an ideal space for outdoor dining and entertaining. Beyond is a substantial lawn, enclosed by mature hedging, providing an attractive setting for families and keen gardeners alike.

### 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 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

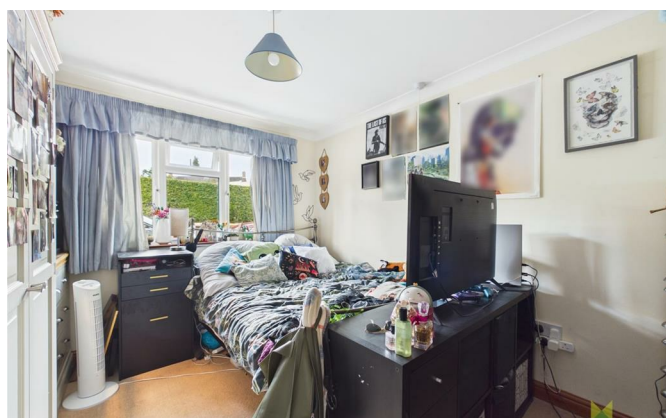
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

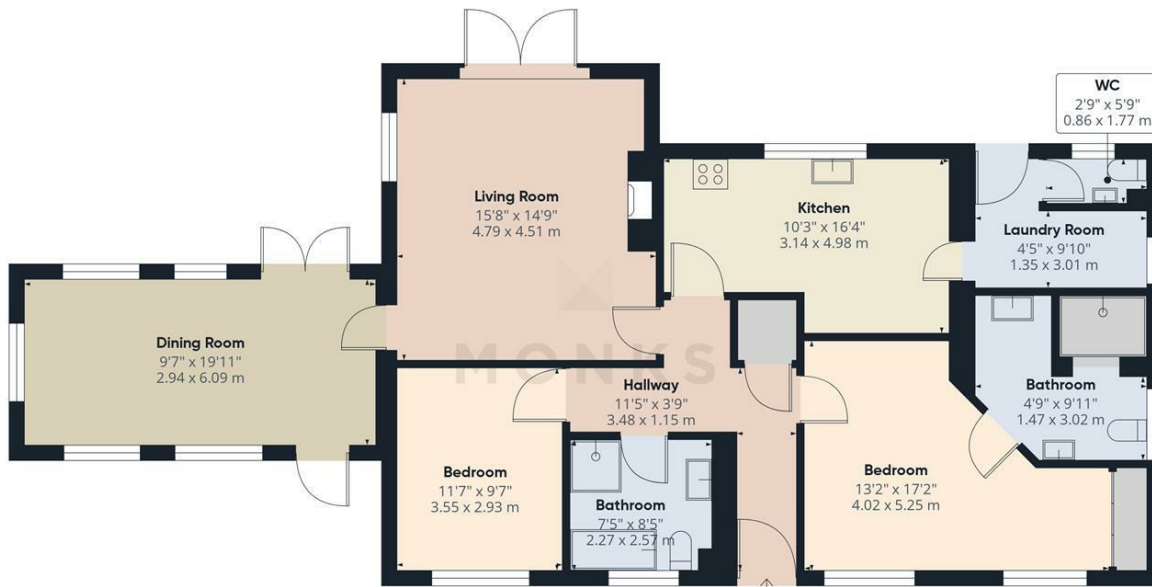
#### NEED TO CONTACT US

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.

## 40 Top Street, Whittington, Oswestry, SY11 4DR.

2 Bedroom Bungalow - Detached  
Offers In The Region Of £365,000





**Approximate total area<sup>®</sup>**  
1204 ft<sup>2</sup>  
112 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) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| 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 CO2 emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                  |                         |                                                                                       |
| (81-91) <b>B</b>                                    |                         |                                                                                       |
| (69-80) <b>C</b>                                    |                         |                                                                                       |
| (55-68) <b>D</b>                                    |                         |                                                                                       |
| (39-54) <b>E</b>                                    |                         |                                                                                       |
| (21-38) <b>F</b>                                    |                         |                                                                                       |
| (1-20) <b>G</b>                                     |                         |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                          | 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.