

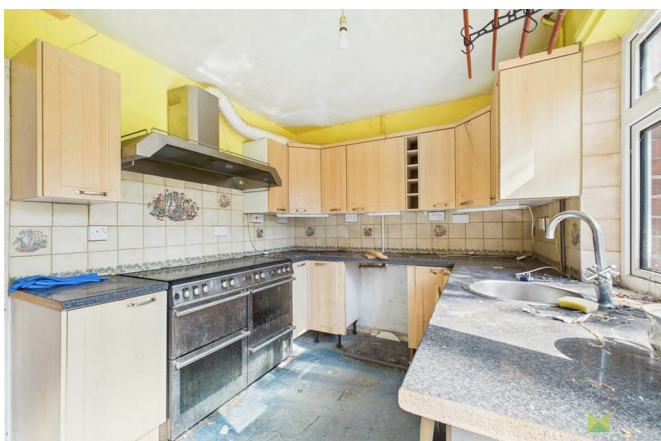
# 27 Coppice Drive Oswestry SY11 1EX



**3 Bedroom House**  
**Offers In The Region Of £120,000**

## The features

- 3 BEDROOM SEMI DETACHED HOME
- GOOD SIZED LOUNGE AND KITCHEN
- FAMILY BATHROOM AND CLOAKROOM
- GENEROUS ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- ONE DOUBLE BEDROOMS/ 2 SINGLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



\*\*\* 3 BEDROOM SEMI WITH SCOPE FOR IMPROVEMENT \*\*\*

An opportunity to purchase this three bedrooms semi detached family home offering great scope for for modernisation and improvement and ideal for those looking for an investment project or a growing family.

Occupying an enviable position on this convenient road a pleasant stroll, or short drive into the Market Town centre, and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen, Cloakroom, Store Room, 3 Bedrooms and Family Bathroom.

Having benefit of driveway providing off road parking for multiple vehicles, and generous sized enclosed rear garden.

Viewings essential

## 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.

### RECEPTION HALL

Steps leading up to the entrance door, leading into the Reception Hall. Staircase leading to the First Floor Landing. Tiled flooring, radiator and doors leading off,

### LOUNGE

Dual aspect room with window to the front and rear aspect, chimney recess with gas fire. Exposed wooden floorboards, coved ceiling. Radiator.

### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Integrated stainless steel sink with mixer tap. Space for range style cooker with extractor hood over. Partially tiled walls and further range of wall mounted units comprising of cupboards and bottle racks. Tiled flooring, window to the rear aspect, door leading out to the Rear Garden.

### STORE ROOM

Making use of the under stairs space with window to the front aspect. Tiled flooring.

### CLOAKROOM

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

### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing with window to the front aspect. Access to loft space, door opening to storage cupboard, doors leading off,

### BEDROOM 1

Double bedroom with window to the rear aspect. Radiator.

### BEDROOM 2

Double bedroom with window to the front aspect. Radiator.

### BEDROOM 3

Another double bedroom with window to the rear aspect. Radiator.

### BATHROOM

With window to the side aspect. Suite comprising of panelled bath, WC and wash hand basin. Partially tiled walls and vinyl flooring. Heated towel rail.

### OUTSIDE

To the front of the property there is driveway providing ample off road parking. Access to the side of the property leading to the Rear Garden, feature pond, wooden storage shed, area laid with lawn 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 mains services are connected.

#### COUNCIL TAX BANDING

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

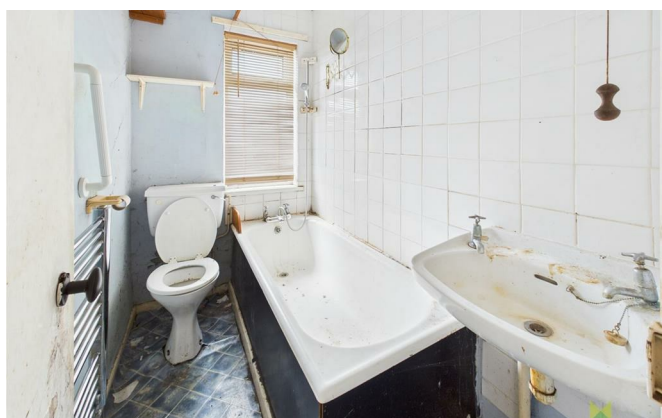
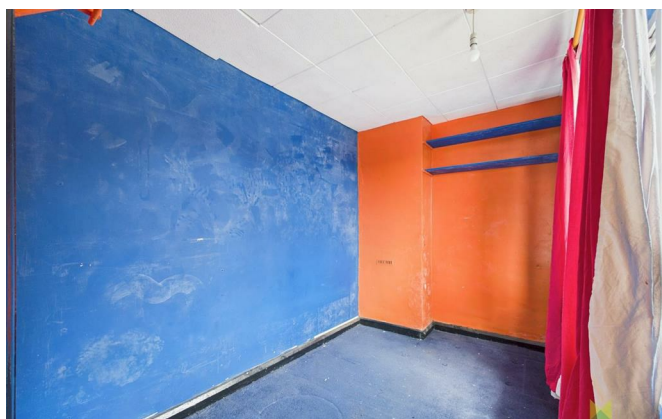
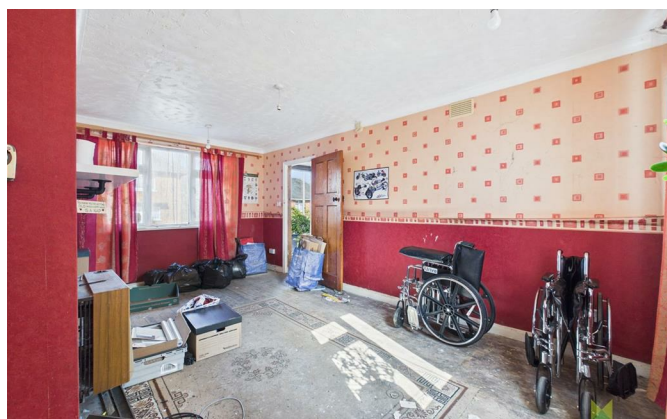
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 27 Coppice Drive, Oswestry, SY11 1EX.

3 Bedroom House

Offers In The Region Of £120,000





## Judy Bourne

Director at Monks

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## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

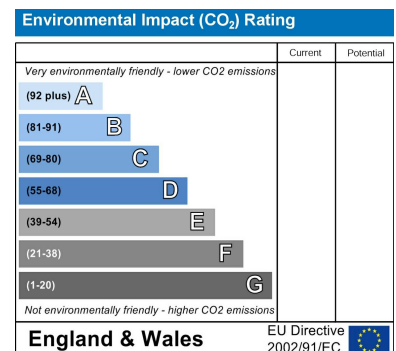
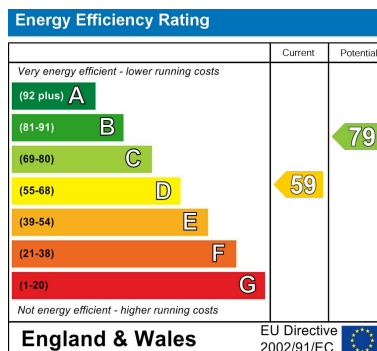
## Oswestry office

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



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