

***** IMPRESSIVE THREE BEDROOM FAMILY HOME *****

An opportunity to purchase this deceptively spacious three bedroom semi detached family home offering convenient living perfect for the growing family and todays modern living.

Occupying an enviable position on the edge of the popular Market Town of Oswestry having ease of access to a wealth of local amenities and transport links including the A5/ M54 motorway network and railway station at Gobowen.

Briefly comprising of entrance hallway, lounge, kitchen, dining room, conservatory, three double bedrooms and family bathroom.

Having benefit of driveway with ample off road parking, double glazing throughout, gas central heating, solar panels and enclosed rear garden.

Viewings essential

Property details

LOCATION

ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Staircase leads to the First Floor Landing. Radiator, doors leading off,

DINING ROOM

With bow window to the front aspect, ample space for family dining table. Radiator, wooden effect flooring. Door leading into,

KITCHEN

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 and inset four ring gas hob with extractor hood over. Space for freestanding fridge/ freezer and space for washing machine below work surface. Tiled flooring, window to the rear aspect. Doors leading into the Conservatory and Lounge.

LOUNGE

A well lit dual aspect lounge with bow window to the front aspect and French doors to the rear aspect. Fire surround and hearth housing gas fire, wooden effect laminate flooring. Radiator.

CONSERVATORY

Being of brick based and sealed unit with windows to three sides and doors leading out to the Rear Garden. Tiled flooring.

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing. Access to loft space.

BEDROOM 1

Double bedroom with window to the front and rear aspect. Radiator.

Due to the size of the room and close proximity to the bathroom we believe there is potential for an en suite to be added in by the new owners.

BEDROOM 2

With window to the front aspect. Fitted wardrobes. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

FAMILY BATHROOM

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

OUTSIDE

To the front of the property there is a large driveway with ample off road parking, further area laid with decorative

gravel.

The Rear Garden has a paved patio area perfect for dining with friends and family. low level wall and step leads down to large area laid with lawn. Flower borders with established shrubs. Two wooden storage sheds, enclosed with fencing and hedges.

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 mains electric, water and drainage are connected with gas fired central heating.

There are solar panels, these are leased. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

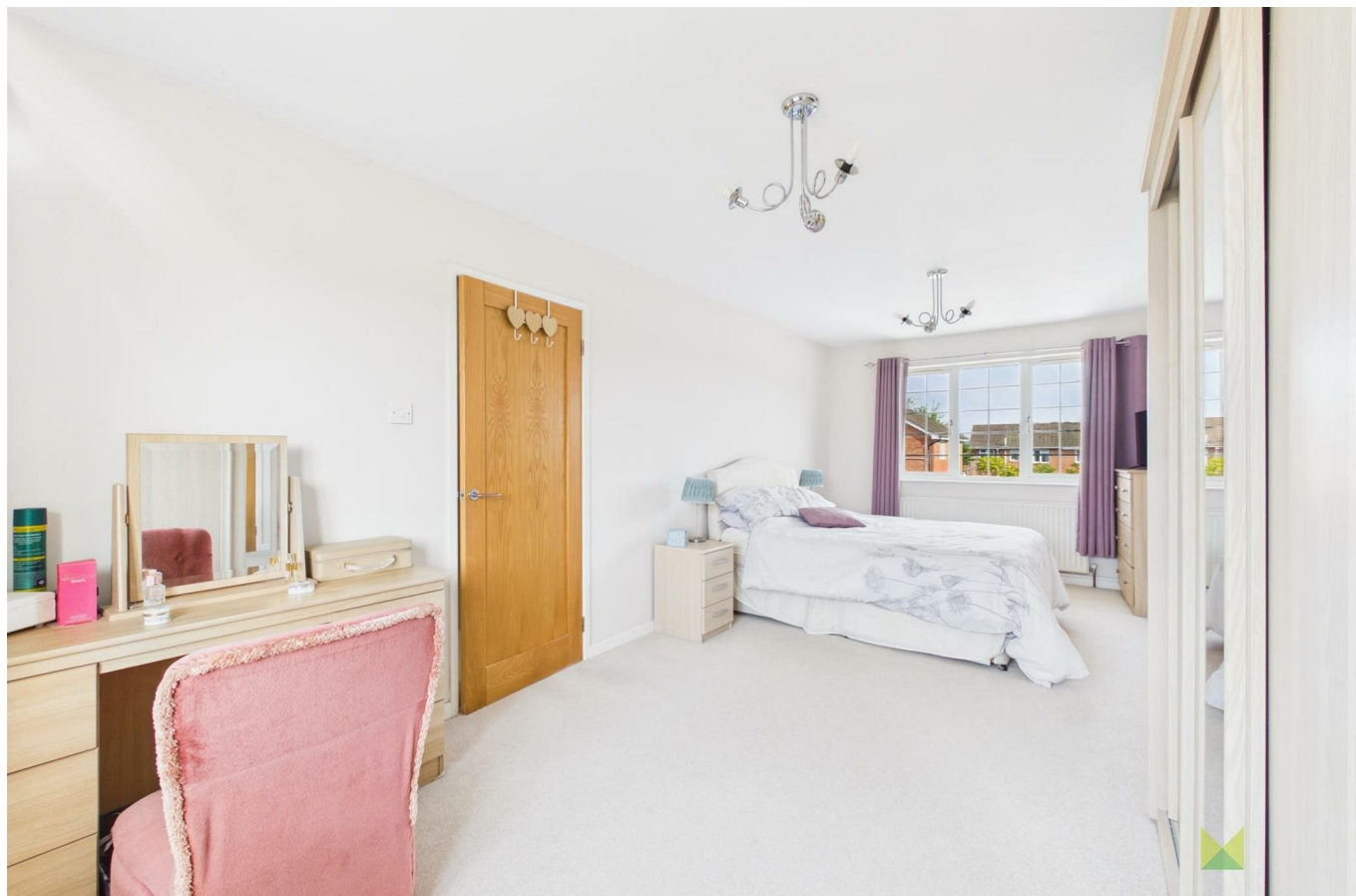
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

9 Whitfield Close, Oswestry, SY11 2XP.

3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000





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Get in touch

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Click. www.monks.co.uk

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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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

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- 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.
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