

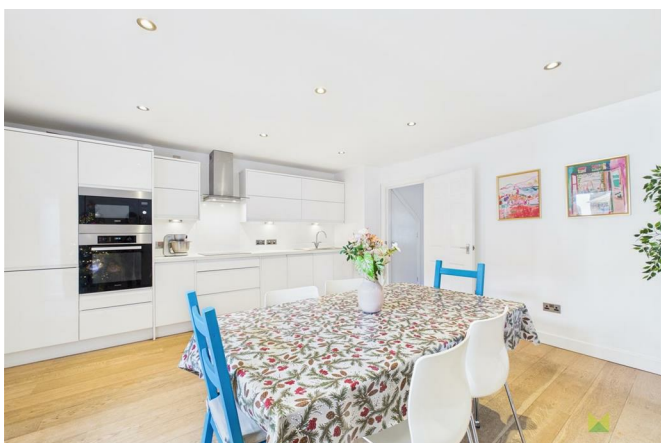
# 12 Weaver Close Oswestry SY11 2NW



**3 Bedroom House - Townhouse**  
**Offers In The Region Of £294,950**

## The features

- SPACIOUS AND EXTENDED 3/4 BEDROOM TOWNHOUSE
- STUNNING OPEN PLAN FITTED KITCHEN/ DINING ROOM
- SPACIOUS PRINCIPAL BEDROOM WITH JACK & JILL ENSUITE
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL TO APPRECIATE THIS MOVE IN READY HOME
- ENVIABLE LOCATION NEAR TOWN CENTRE AND AMENITIES
- FAMILY ROOM AND FURTHER LOUNGE ON THE FIRST FLOOR
- TWO FURTHER BEDROOMS AND CONTEMPORARY BATHROOM
- SOUTH WESTERLY ENCLOSED REAR GARDEN- SANDSTONE PATIO
- ENERGY PERFORMANCE RATING "



### \*\*\* SPACIOUS 3/4 BEDROOM TOWNHOUSE IN SOUGHT AFTER POSITION \*\*\*

An opportunity to purchase this immaculately presented family home has been well maintained to a high standard and offers spacious and versatile living accommodation set over three floors.

Occupying an enviable position on this sought after road, just a short stroll into the Market Town centre and having ease of access to nearby transport links including the railway station at Gobowen and the A5/M54 motorway network being perfect for commuters.

Briefly comprising of stunning open plan kitchen/ dining room fitted with high quality appliances, versatile family room and cloakroom on the ground floor. Lounge, Bedroom 3 and family bathroom on the first floor and principal bedroom with jack and jill en suite and further bedroom on the second floor.

Having benefit of gas central heating, double glazing, driveway and garage with off road parking and enclosed rear garden perfect for entertaining.

Offering modern comfort with practical family living- 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.

### ENTRANCE HALL

Covered entrance and door leading into the Entrance Hall, staircase leads to the First Floor Landing. Radiator, door leading into,

### FAMILY ROOM

With window to the front aspect. Electric feature fireplace, door opening to understairs storage cupboard. Wooden flooring and door leading into,

### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of base level units comprising of cupboards and drawers with stone work surface over. Single drainer stainless steel sink, integrated double oven/ grill and inset four ring induction hob with extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panels.

DINING AREA- With ample space for family dining table, french doors leading out to the rear garden. Door leading into,

### UTILITY ROOM

With range of base level units with worksurface over. Single bowl sink with mixer tap, space and amenities for washing machine and tumble dryer. Radiator, wooden flooring, door leading into,

### CLOAKROOM

With window to the rear aspect. WC and wash hand basin with complimentary tiled flooring. Wooden flooring, radiator.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Further staircase to the Second Floor Landing, Window to the front aspect, radiator, doors leading off,

### LOUNGE

With window and French doors opening to Juliet balcony to the rear aspect. Wooden flooring, door opening to storage cupboard. Radiator.

### BEDROOM

Double bedroom with window to the front aspect. Radiator.

### FAMILY BATHROOM

With suite comprising of panelled bath, WC and wash hand basin. Wooden flooring, radiator.

### SECOND FLOOR LANDING

Stairs lead from the First Floor to the Second Floor Landing. Access to loft space, doors leading off,

### PRINCIPAL BEDROOM

With window to the rear aspect. Double doors opening to fitted wardrobe. Radiator, door leading into,

### JACK & JILL ENSUITE

With suite comprising of shower cubicle, WC and wash hand basin. Heated towel rail.

### BEDROOM 2

With window to the front aspect, fitted storage cupboard. Radiator.

### OUTSIDE

### GARAGE

With electric roller door to the front aspect. Window to the side aspect, electric and lighting.

### 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 mains 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](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.



## 12 Weaver Close, Oswestry, SY11 2NW.

3 Bedroom House - Townhouse  
Offers In The Region Of £294,950





## 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 CO <sub>2</sub> 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 CO <sub>2</sub> 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.
- 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.