



12

Oswestry | SY10 9PN

£315,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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A Spacious 3 Bedroom Link Detached Family Home (attached to next door by the garage only). Benefitting from a very generous plot of circa 0.3 acres, providing a large rear garden and block paved driveway to the front. Ideally located on the ever popular Croeswylan Lane in Oswestry, very close to The Marches School and in walking distance of the town centre. The property briefly comprises: Entrance porch, Hallway, Lounge, Dining Room, Kitchen, Rear Hallway, Utility and Bathroom to the ground floor with Landing, Three Double Bedrooms and Shower Room to the first floor. Externally there is the Driveway leading to the Garage and a border with mature shrubbery to the front of the property, with attractive well maintained Generous Garden to the rear.

- Generous 3 Double Bedroom Family Home in a Very Popular Location
- Large Plot with Ample Parking and Generous Gardens to Front and Rear
- Walking Distance of The Marches and the Town Centre
- Double Aspect Lounge plus Dining Room off the Kitchen
- Ground Floor Bathroom with Shower Room Upstairs
- Garage, Summer House, Utility



### Entrance Porch

Enter into the hallway via the glazed entrance porch

### Hallway

Entered via a door from the porch. Doors leading to the Lounge and the Kitchen/Dining Room. Stairs to the first floor.

### Lounge

Generous, light, dual aspect lounge. Wooden fire surround with hearth and gas fire. Carpeted flooring

### Dining Room

With window to the front aspect, laminate flooring. Open plan to the kitchen. Can be opened up further to create a larger kitchen/dining room by removing the current non-permanent divide.

### Kitchen

A range of white wall and base units with drawers and complimentary worktops. Stainless steel sink and drainer beneath the window overlooking the garden. Built in dishwasher and double oven with gas hob. Tiled splashback. Doors into the understairs cupboard and into the pantry which has shelving. Laminate flooring. Doors leading to the rear hallway.

### Rear Hallway

Door with glazing leads onto the drive, with another leading into the garage and a 3rd to the utility room.

### Utility Room

Wall and base units with complimentary worktop over, space and plumbing for the washing machine, tiled floor. Window to the rear.

### Ground Floor Bathroom

White suite comprising: Bath, toilet and wash hand basin. Tiled splashback, window with obscure glazing to the side elevation.

### Bedroom 1

Double bedroom with window to the front elevation, built in double wardrobe and storage over the stairs. Carpeted flooring

### Bedroom 2

Double bedroom with window to the front elevation. Carpeted flooring.

### Bedroom 3

Double bedroom with window to the rear elevation overlooking the garden.

### Shower Room

White suite comprising: Shower cubicle with shower, wash hand basin with vanity unit beneath and toilet. Window to the rear aspect with obscure glazing, Tiled walls.

### Landing

Window overlooking the rear garden, doors to the bedroom and shower room.

### Front Garden and Driveway

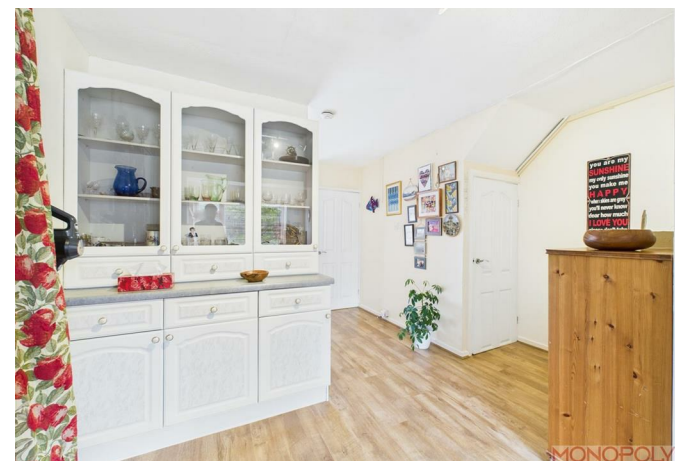
The property is approached via a very generous driveway, part block paved with some additional gravelled area. Large flower bed with mature shrubs. The driveway leads to the single garage. Side gateway to the rear.

### Rear Garden

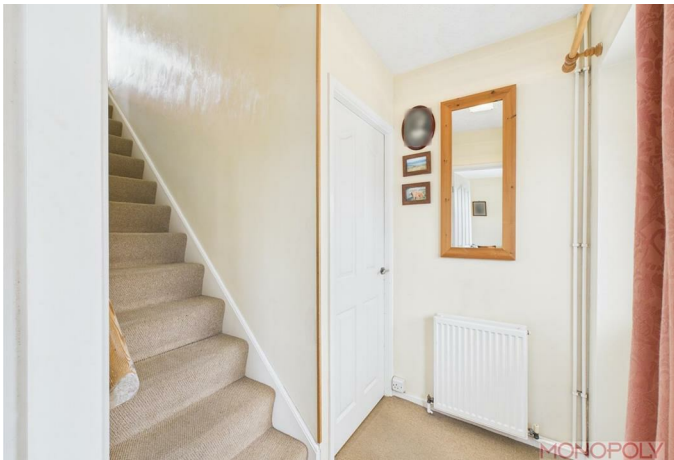
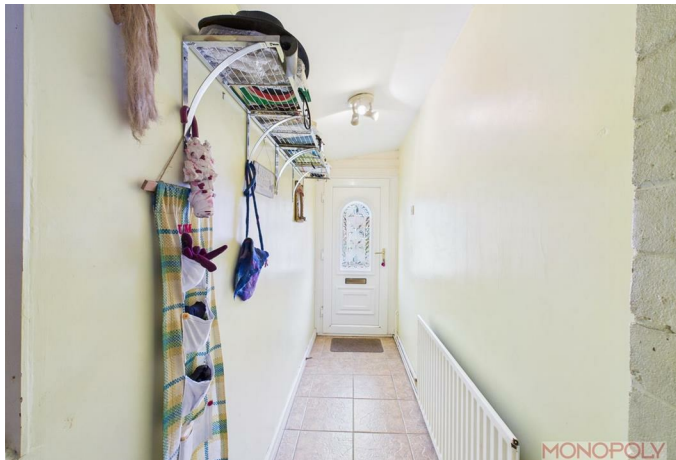
A real selling point for this property is the large, well maintained south facing rear garden, predominantly laid to lawn, ideal for entertaining. A selection of patios including one covered eating area and one adjacent to the summer house. Flowers, shrubs and trees surround the lawn. Timber boundary fencing.

### IMPORTANT INFORMATION

\*Material Information interactive report available in









video tour and brochure sections. \*

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



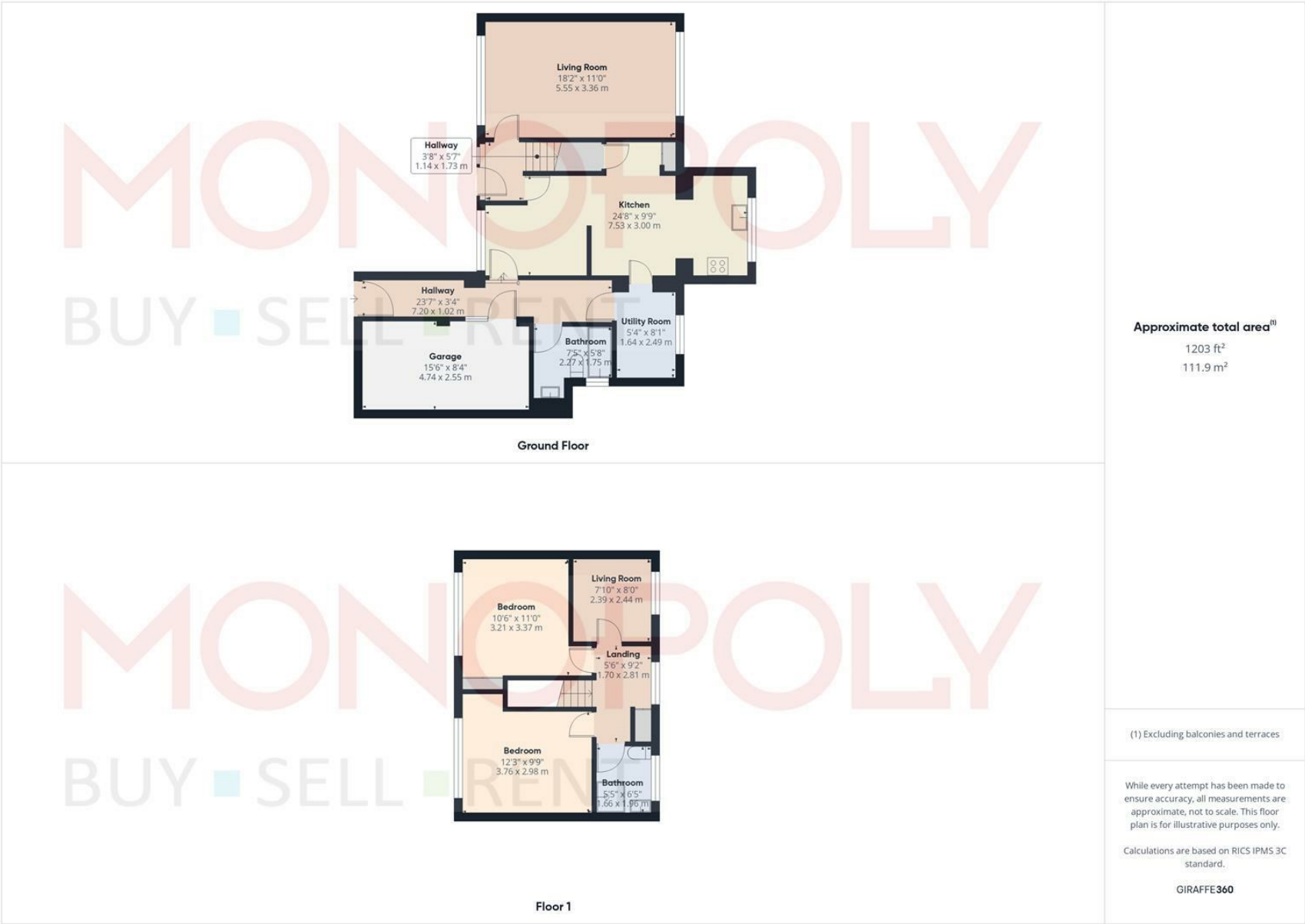




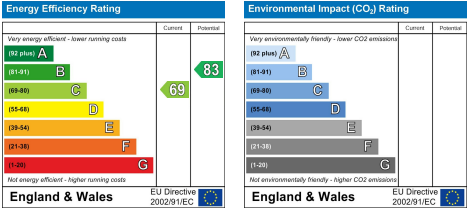








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MONOPOLY

BY SITE VISIT













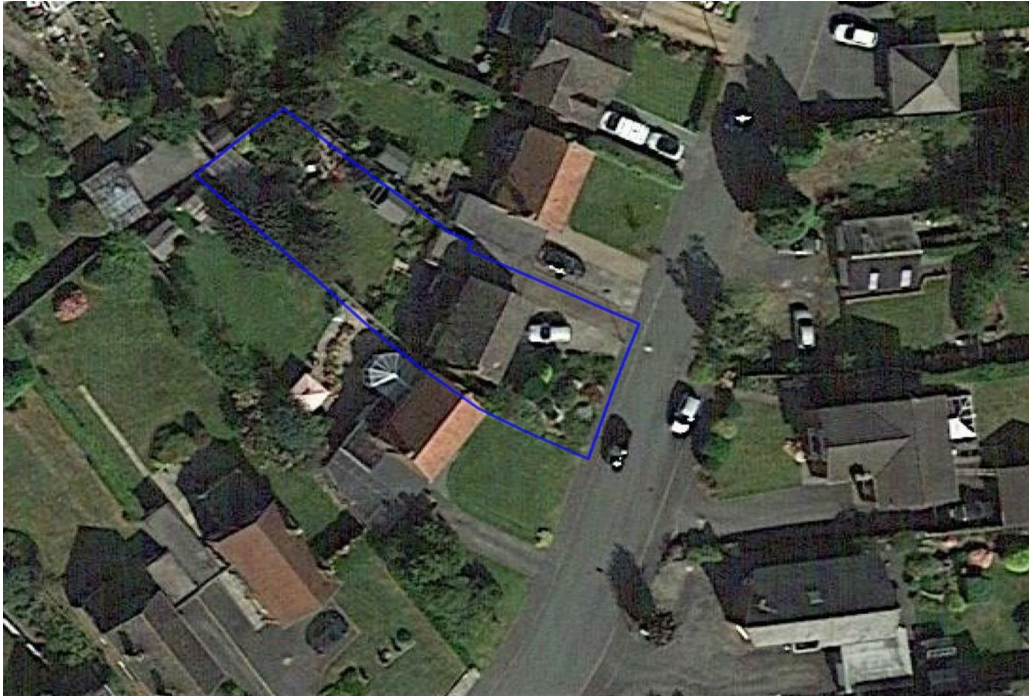


















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