

24 Penybryn Avenue Whittington Oswestry SY11 4DN



3 Bedroom House - Semi-Detached
Offers In The Region Of £257,495

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE LOG BURNER
- BATHROOM AND CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ELEVATED POSITION PROVIDING FAR REACHING VIEWS
- KITCHEN/DINING ROOM, 3 GENEROUS BEDROOMS
- LOVELY WRAP AROUND GARDENS, BORDERED BY FARMLAND
- ENVIABLE AND SOUGHT AFTER VILLAGE LOCATION



***** THREE BEDROOM SEMI DETACHED WITH FABULOUS VIEWS *****

This attractively presented, 3 bedroom semi detached house is set in an excellent plot bordered by open farmland and with far reaching views to the fore.

Perfect for a growing family and occupying an enviable position in this much sought after self sufficient village, ideal for commuters with ease of access to the A5/M54 motorway network.

Lounge, Kitchen/Dining Room, Conservatory, 3 generous Bedrooms, Bathroom and Cloakroom.

The property has the added benefit of gas central heating, double glazing, driveway, garage and lovely established wrap around gardens with large decked terrace from which there are far reaching views.

Viewing highly recommended.

Property details

LOCATION

The property occupies an elevated position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. Set back from the main road down a private drive. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. 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 with door opening to Reception Hall, Laminate floor covering, Radiator.

LOUNGE

Good sized room with double opening French doors leading out onto outside decking area. Feature cast iron multi fuel burner set into chimney recess, wooden with wooden beam over and set onto, tiled hearth. Further window overlooking front aspect with fabulous semi rural countryside views. Laminate floor covering, media point, radiator.

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over with space for cooker with extractor hood over, along with space for dishwasher. Useful built in storage cupboards, tiled flooring, window and door to

GARDEN ROOM

A great useful space with lovely aspects over the garden, door to

UTILITY

with ample space for appliances and plumbing for washing machine. Gas central heating boiler.

BATHROOM

With white suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath, heated towel rail, complementary tiled surrounds, window to the rear.

FIRST FLOOR LANDING

From the Entrance Hallway, stairs lead to First Floor Landing, with window to front loft hatch and radiator.

BEDROOM 1

A lovely light room having two windows overlooking the front enjoying fabulous open views of the semi rural countryside, further loft access with pull down loft ladder. Radiator.

BEDROOM 2

having lovely open views over the fields to the rear aspect, fitted double wardrobes with mirrored doors. Radiator

BEDROOM 3

A generous third bedroom again with fabulous views over the fields to the rear aspect. Radiator

CLOAKROOM

With WC, wash basin, tiled flooring and window to the side.

OUTSIDE

The property is approached by a paved pathway to front doors. Large open garden wraps around three side of the property, providing an elevated decked seating area to the front aspect, with far reaching views of the semi rural countryside. Storage shed and area laid to lawn. Around the side and rear the property benefits from large patio area, perfect for those who love to entertain. Further areas laid to lawn and paved pathway from the conservatory leads to the top end of garden where there is a concrete driveway providing ample parking for two vehicles. Single garage also providing off road parking, or useful storage.

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 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

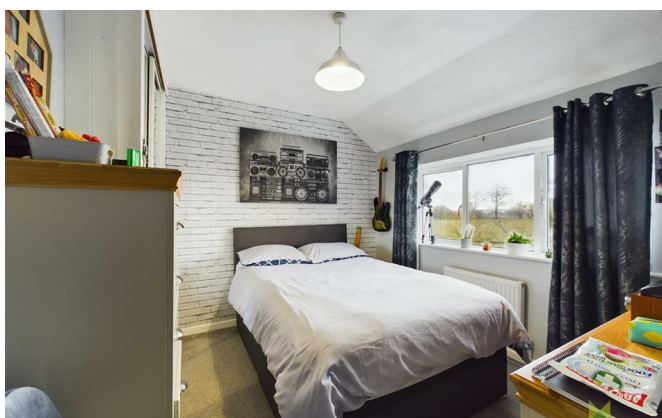
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

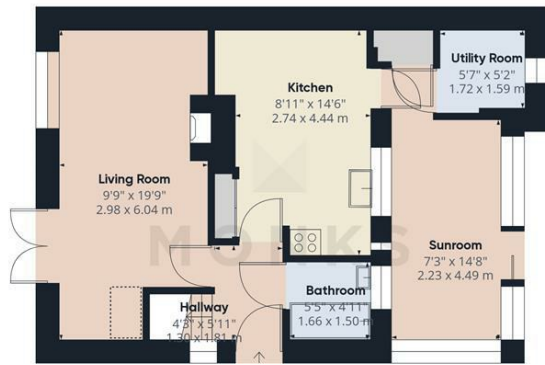
NEED TO CONTACT US

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.

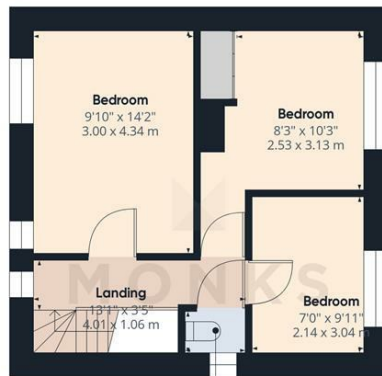
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Floor 0



Floor 1

Approximate total area[®]
920.76 ft²
85.54 m²

Reduced headroom
6.61 ft²
0.61 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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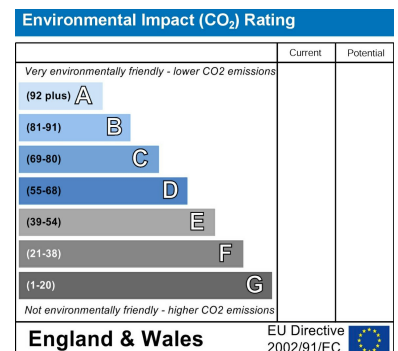
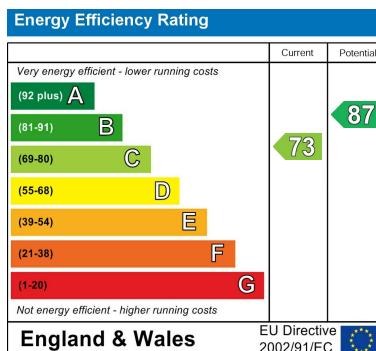
Oswestry office

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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- 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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