

22 Upper Well Close Oswestry SY11 1TW



5 Bedroom House - Detached
Offers In The Region Of £420,000

The features

- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- LOVELY RE-FITTED KITCHEN/BREAKFAST ROOM AND UTILITY
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- PERFECT FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN
- RECEPTION HALL, CLOAKROOM, LOUNGE AND DINING ROOM
- PRINCIPAL AND GUEST BEDROOMS BOTH WITH EN SUITES
- DRIVEWAY WITH PARKING, GARAGE AND ENCLOSED REAR GARDEN



***** IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME *****

This attractively presented, much improved 5 bedroom home offers deceptively spacious accommodation, perfect for today's modern lifestyle and a growing family.

Occupying an enviable position in this much sought after location, ideally placed for all amenities including schools and offering ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature fireplace and log burner, Dining Room, attractive re-fitted Kitchen/Breakfast Room and Utility. On the First Floor are two large double Bedrooms each with their own en suites, 3 further Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with garage and enclosed rear garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position located a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. A short drive from the A5/M54 motorway network and Railway Station at nearby Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall with useful under stairs storage recess, wooden floor covering, radiator.

CLOAKROOM

With WC and wash hand basin, window to the front, radiator.

LOUNGE

having attractive double opening glazed doors leading from the Reception Hall, window overlooking the front. Attractive stone fireplace housing cast iron log burner, media point, radiator.

DINING ROOM

having double opening French doors leading onto the garden, radiator.

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with range of high gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having integrated dishwasher with matching fascia panel. Inset 5 burner hob with extractor hood over and pan drawers beneath and spice storage to the side and built in double oven and grill with cupboards above and below, plinth lighting and matching range of eye level wall units, window overlooking the garden. Breakfast area which has been fitted to complement the Kitchen with range of base and wall units and large peninsular breakfast table, recess for American style fridge freezer, recessed ceiling lights and wooden effect flooring. Double opening doors to the rear garden.

UTILITY ROOM

having continuation of units incorporating under mount sink set into base cupboard with work surfaces extending to the side with space for appliances. Matching range of eye level wall units, gas central heating boiler, door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor galleried style Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

A lovely light room with two windows overlooking the front. Excellent range of fitted bedroom furniture, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit with storage, WC. Complementary tiled surrounds, radiator, window to the side.

GUEST BEDROOM

With window to the rear, radiator.

EN SUITE SHOWER ROOM

with fully tiled shower cubicle, direct mixer shower unit, wash hand basin set into vanity unit with storage, WC suite. Radiator.

BEDROOM 3

with window to the front, media point, radiator.

BEDROOM 4

With window to the rear, radiator.

BEDROOM 5

With window to the front, media point, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower attachment, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position, approached over block paved path with shaped lawn to the side. Driveway with parking and leading to the GARAGE with up and over door, power and lighting. Side pedestrian access leads to the enclosed Rear Garden which is perfect for those who love to entertain, with large paved sun terrace and covered decked seating area. Shaped lawn with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION

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/>

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Floor 0



Floor 1

Approximate total area[®]
1359.26 ft²
126.28 m²

Reduced headroom
26.03 ft²
2.42 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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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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	79	
(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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