

2 The Mews Roft Street Oswestry SY11 2FD



3 Bedroom House - Mews
Offers In The Region Of £224,500

The features

- ATTRACTIVE 3 BEDROOM MODERN MEWS HOME
- RECEPTION HALL, CLOAKROOM
- 3 BEDROOMS AND BATHROOM
- ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE COURTYARD LOCATION WITHIN THE TOWN
- GOOD SIZED LOUNGE AND KITCHEN/DINING ROOM
- ENCLOSED COURTYARD GARDEN
- IDEAL FOR FIRST TIME BUYER



*** MEWS HOME IN ENVIABLE COURTYARD LOCATION ***

A rare opportunity to purchase this modern 3 bedroom Mews Home offering deceptively spacious accommodation.

Occupying an enviable position in the heart of Oswestry a stone's throw from amenities, schools, cafe's , bars, restaurants and lovely parkland walks.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, personal parking and enclosed courtyard garden.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable courtyard position in the heart of this popular Market Town a short stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with wooden effect flooring, radiator.

LOUNGE

a good sized Lounge having window overlooking the front, wooden effect flooring, media point, radiator.

KITCHEN/DINING ROOM

Dining area, having double opening French doors leading onto the courtyard garden. Useful double storage cupboard, ample space for dining table, radiator. The Kitchen is attractively fitted with modern range of wooden fronted, shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, space for fridge freezer. Matching range of eye level wall units, tiled flooring throughout, window overlooking the garden.

CLOAKROOM

With suite comprising WC and wash hand basin, tiled floor, radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

A good sized double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 2

with window overlooking the rear, built in wardrobe, radiator.

BEDROOM 3

with window overlooking the rear, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath, large wall mirror and fitted spots over, WC. Complementary tiled surrounds, Radiator.

OUTSIDE

The property is approached over shared driveway with access to the personal parking space. To the rear is private courtyard garden which has been laid for ease of maintenance to paved sun terrace.

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 - 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

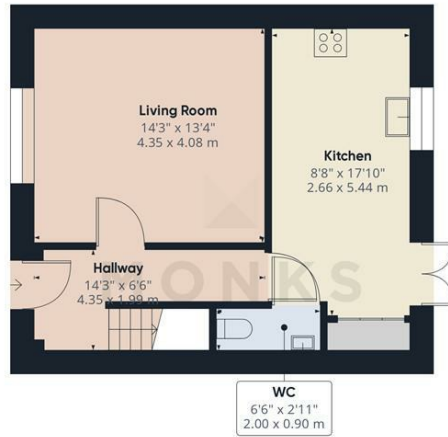
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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3 Bedroom House - Mews

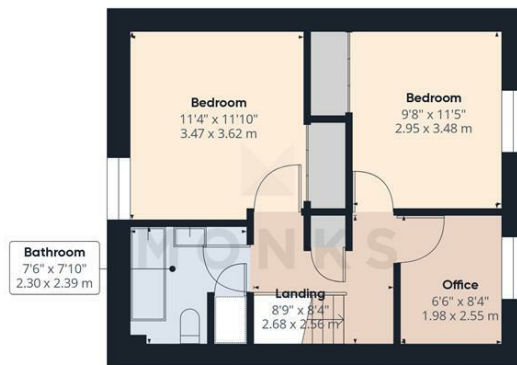
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Floor 0

Approximate total area[®]
889.24 ft²
82.61 m²



Floor 1

(1) Excluding balconies and terraces

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



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

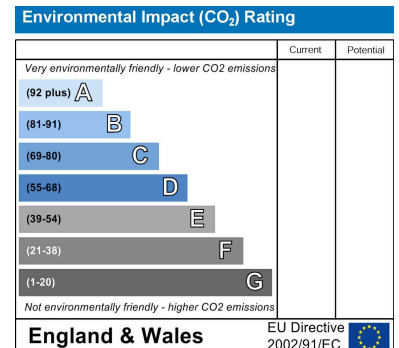
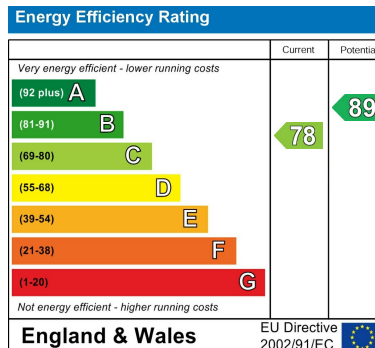
Oswestry office

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



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.