

16 Hawthorn Grove Oswestry SY11 2PZ



2 Bedroom House - Semi-Detached
Offers In The Region Of £179,950

The features

- DECEPTIVELY SPACIOUS SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- LARGE GARDEN WITH ACCESS TO PLAYING FIELD
- COUNCIL TAX BANDING 'A'
- PERFECT FOR FIRST TIME BUYERS/ INVESTORS
- LARGE DRIVEWAY WITH AMPLE PARKING
- GOOD SIZED LOUNGE WITH LOG BURNER
- VIEWINGS HIGHLY RECOMMENDED



*** DECEPTIVELY SPACIOUS TWO BEDROOM SEMI-DETACHED HOME ***

This well presented two bedroom semi-detached home provides deceptively spacious accommodation perfect for first time buyers, or investors. Set in a convenient location on the edge of the popular Market Town of Oswestry with ease of access to the A5/ M54 motorway network.

Briefly comprising of Entrance Hallway, Lounge, Kitchen/ Breakfast Room, Two Double Bedrooms, and Family Bathroom.

Having the benefit of gas central heating, a large front driveway with ample parking for multiple vehicles, an enclosed rear garden, and double glazing.

Viewings Essential

Property details

LOCATION

The property occupies an enviable position conveniently placed on the edge of the popular Market Town of Oswestry. A short walk into the town centre which boasts a wealth of great amenities including supermarkets, independent stores, restaurants and public houses, cafe's, primary and secondary schools, recreational facilities and parks. Perfectly placed for commuters with ease of access to the A5/ M54 motorway network to both Chester and the nearby Country 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 HALLWAY

The property is approached under storm porch with front door leading into the Entrance Hallway. With wooden effect laminate flooring, window overlooking front aspect and stairs leading to First Floor Landing. Radiator, doors leading off.

LOUNGE

A great sized dual aspect room with windows overlooking the front and back aspect providing heaps of natural light throughout the day. Feature fireplace with chimney recess with exposed brick and wooden mantel beam providing a focal point within the room. Oak effect laminate flooring laid throughout. Radiator.

KITCHEN/ BREAKFAST ROOM

The kitchen has been attractively fitted with navy blue fronted base units comprising of cupboards and drawers with worktop over. One and a half bowl drainer sink with mixer tap set into the base unit, integrated oven/ grill with inset four ring electric hob with extractor hood over. Further range of matching wall mounted units providing further storage, tiled splashback, space for washing machine/ dryer, and space for dishwasher. Breakfast bar with matching worktop, oak effect laminate flooring, windows overlooking the front and rear aspect, and partially glazed door leading out to the rear garden. Door opening to good sized storage cupboard making great use of space under stairs.

FIRST FLOOR LANDING

From the Entrance Hallway, stairs lead up to the First Floor Landing with a window overlooking the rear, providing lots of natural light, doors leading off.

BEDROOM 1

A great sized dual aspect room with windows overlooking the front and rear aspect, feature paneled walls. Radiator.

BEDROOM 2

Another good double bedroom with a window overlooking the front aspect. Good size storage cupboard making use of the space over stairs, laminate flooring. Radiator.

BATHROOM

The modern bathroom is fitted with a three piece suite comprising of W/C, paneled bath with power shower over, and wash hand basin with mixer tap and complimentary tiled splashback. Vinyl flooring and partially tiled walls. Heated towel rail and window overlooking the rear aspect.

OUTSIDE

The property is approached over a larger than usual driveway providing ample parking for multiple vehicles laid with concrete for ease of maintenance, leading up to the front door with a covered storm porch, the front driveway is enclosed by wooden fencing. The side pathway provides access to the Rear Garden which is perfect for those who love to dine alfresco with large paved patio, perfect for those who love to entertain. Two large areas laid to lawn with pathway down the middle leading to large storage shed. The Rear Garden is enclosed by fencing and has a rear access gate leading out onto the playing field at the rear.

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 main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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.

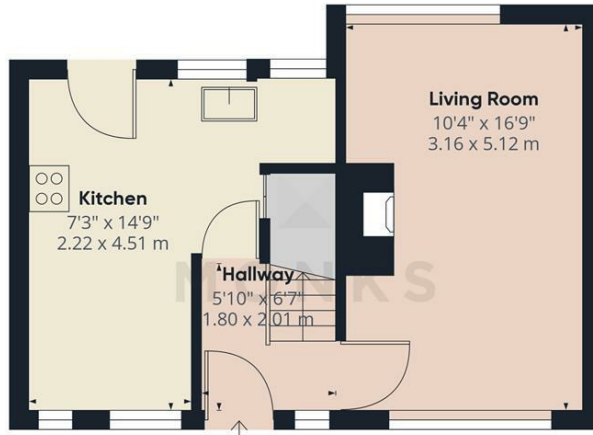
NEED TO CONTACT US

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.

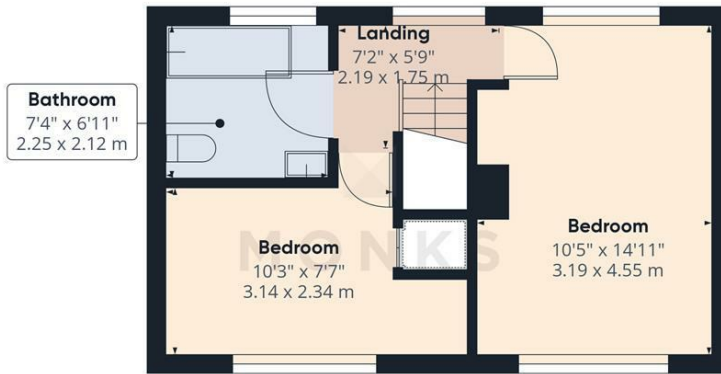
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Floor 0



Floor 1



Approximate total area[®]
712.72 ft²
66.21 m²

(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



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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

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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