

17 Grosvenor Road Oswestry SY11 2PE



3 Bedroom House - Detached
Offers In The Region Of £270,000

The features

- IMPROVED 3 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED GARDEN
- SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES
- LOUNGE, DINING ROOM, CONSERVATORY AND KITCHEN
- DRIVEWAY WITH GARAGE, AND AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED



***** EXCELLENT 3 BEDROOM DETACHED HOUSE *****

An attractively presented and improved 3 bedroom detached house, perfect for today's modern lifestyle.

Occupying an enviable position in this popular location, close to the Town Centre and local amenities. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen with oven and hob, Conservatory, Principal Bedroom with en suite, 2 further generous Bedrooms and contemporary family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant 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, radiator, wooden effect flooring.

CLOAKROOM

with wash hand basin, WC. Complementary tiled surrounds, radiator, window to the side.

LOUNGE

having window overlooking the front. Chimney breast with recesses to either side with purpose built storage and shelving, media point, radiator. Sliding patio doors to

CONSERVATORY

being of brick and sealed unit double glazed construction double opening doors leading to the garden.

DINING ROOM

with window to the side, wooden floor covering, useful under stairs storage cupboard, radiator.

KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath and matching range of eye level wall units with concealed lighting beneath. Window to the rear, door to the side.F

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space. Airing Cupboard.

PRINCIPAL BEDROOM

having window to the rear, decorative wood panelling, wooden floor covering, radiator, wooden effect flooring.

EN SUITE SHOWER ROOM

with tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

BEDROOM 2

with window to the rear, built in double wardrobe, wooden effect flooring, radiator.

BEDROOM 3

with window overlooking the front, decorative wood panelling, useful storage cupboard and wooden effect flooring, radiator.

BATHROOM

A well appointed room fitted with contemporary suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, column style wall mounted radiator, window to the front.

OUTSIDE

The property is approached over brick paved driveway providing ample parking and leading to the Garage with up and over door, power and lighting. Shaped lawn with gravelled area and side pedestrian access leading to the attractive enclosed rear garden with large decked sun terrace immediately adjacent to the property, perfect for those who love to entertain outdoors. Garden area laid to lawn with flower and shrub beds and enclosed with wooden fencing.

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 C- 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

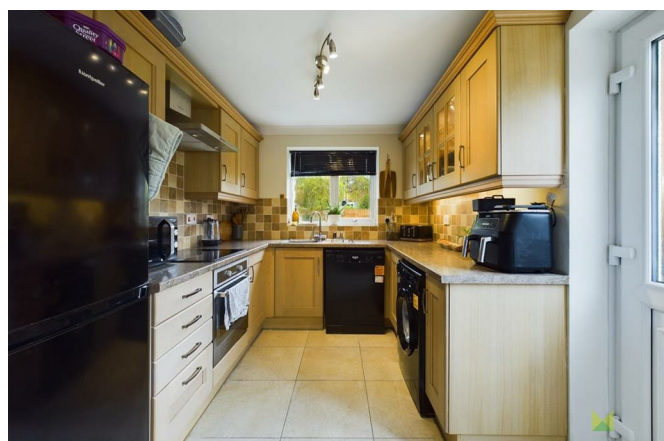
Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

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

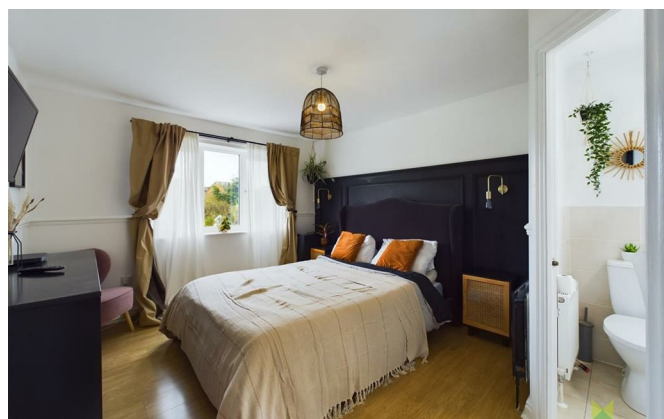
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



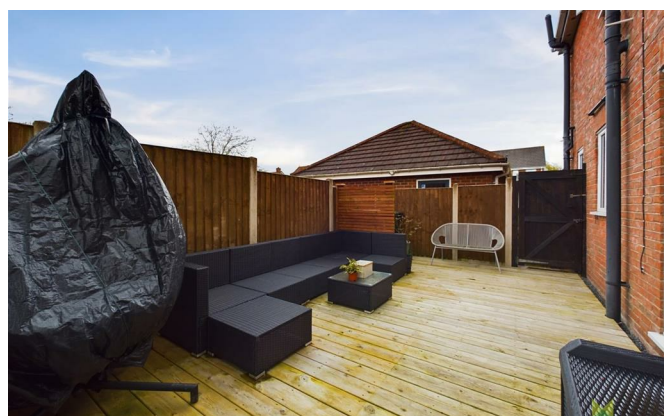
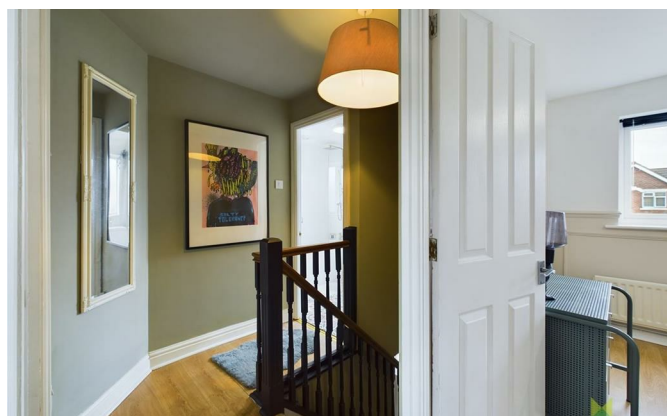


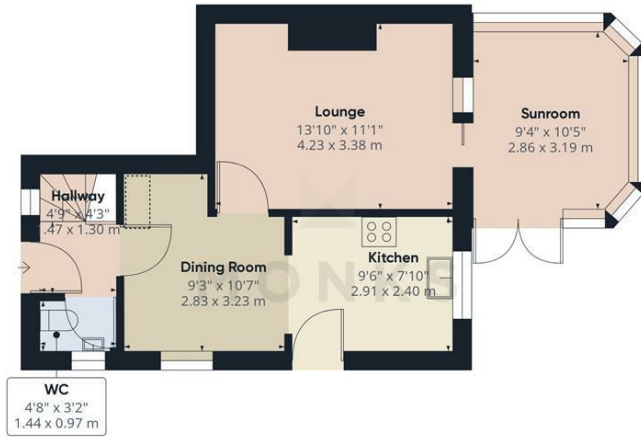
MONKS



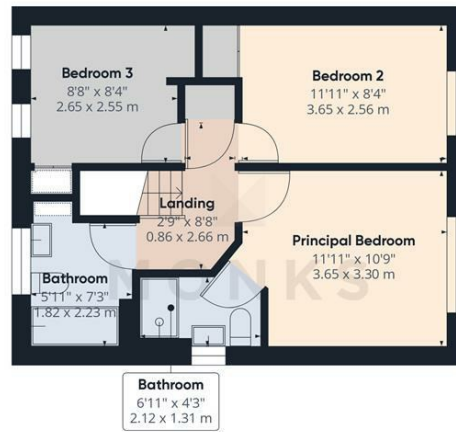
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Floor 0



Floor 1

Approximate total area⁽¹⁾
909.46 ft²
84.49 m²

Reduced headroom
4.6 ft²
0.43 m²

(1) 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.

GIRAFFE360



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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	

Environmental Impact (CO₂) 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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