

# 35 Blackfriars Oswestry SY11 2DT



**3 Bedroom House - Terraced**  
**Offers In The Region Of £185,000**

## The features

- IDEAL FOR FIRST TIME BUYER OR GROWING FAMILY
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED
- MATURE 3 BEDROOM TERRACED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY
- DRIVEWAY WITH PARKING AND GOOD SIZED ENCLOSED GARDEN



**\*\*\* 3 BEDROOM HOME WITH NO UPWARD CHAIN \*\*\***

A neatly presented 3 bedroom house, perfect for a first time buyer or growing family which is offered for sale with no upward chain.

Occupying an enviable position in the popular location, a short distance from the busy market Town of Oswestry and with excellent local amenities on hand.

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

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

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in a sought after location in the popular market Town of Oswestry. A short drive, or stroll from all the amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors, and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen provides direct access to North Wales to the North and West Midlands and London to the south.

### RECEPTION HALL

Sealed unit double glazed entrance door opening to Reception Hall with radiator. Useful cloaks cupboard and large under stairs storage cupboard.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

having window overlooking the rear, wooden fire surround with fitted gas fire, dado rail, media point, radiator.

### KITCHEN/DINING ROOM

A spacious through room. The Kitchen is fitted with range of modern, white fronted units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching range of eye level wall units, window to the front. Wooden effect flooring throughout, ample space for dining table and patio doors opening to

### CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor, door opening to garden.

### FIRST FLOOR LANDING

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

### BEDROOM 1

with window overlooking the rear, radiator.

### BEDROOM 2

again with window to the rear, Airing Cupboard, radiator.

### BEDROOM 3

with window to the front, built in storage cupboard, radiator.

### BATHROOM

Fitted with suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### OUTSIDE

The property is set back from the road and approached over gravelled driveway with parking for several cars with

flower and shrub beds. The Rear Garden has a good sized paved and decked sun terrace immediately adjacent to the property with good sized garden area which has then been laid for ease of maintenance to large gravelled area with well stocked flower, shrub and herbaceous beds and inset specimen trees. Aluminium greenhouse 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 the property benefits from all mains 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

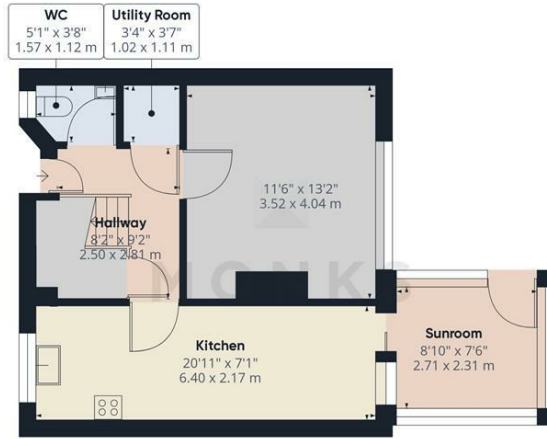
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



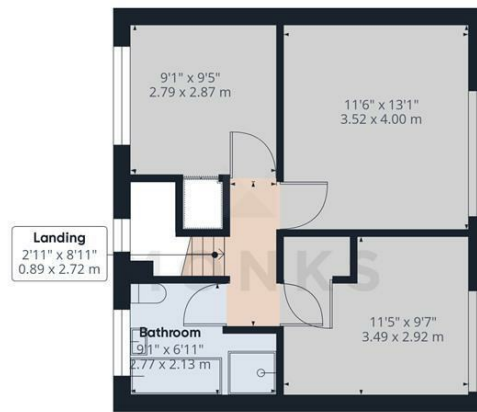
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
928.68 ft<sup>2</sup>  
86.28 m<sup>2</sup>

(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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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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