

The Courtyard Weston Lane Oswestry SY11 2BQ



3 Bedroom Bungalow - Detached
Offers In The Region Of £475,000

The features

- IMPRESSIVE 3 BEDROOM 2 BATHROOM MUCH IMPROVED DETACHED BUNGALOW
- LOUNGE, DINING ROOM AND WARM ROOF CONSERVATORY
- PRINCIPAL BEDROOM WITH CONTEMPORARY WET ROOM
- DELIGHTFUL WELL STOCKED GARDEN
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- ENVIABLE TUCKED AWAY COURTYARD LOCATION CLOSE TO TOWN
- BEAUTIFUL RE-FITTED KITCHEN WITH APPLIANCES, UTILITY ROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EV CHARGING POINT
- VIEWING ESSENTIAL



*** FABULOUS 3 BEDROOM DETACHED BUNGALOW ***

An excellent opportunity to purchase this impressive 3 bedroom, 2 bathroom Detached Bungalow which has been much improved and offers deceptively spacious and versatile living.

Occupying a truly enviable position, tucked away in a courtyard location on the edge of the Town, a pleasant stroll from the Town Centre and its amenities.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, good sized Lounge, Dining Room, Warm Roof Conservatory, beautifully fitted Kitchen with range of appliances, Utility Room, Principal Bedroom with en suite Wet Room, 2 further generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and EV charging point, Garage and delightful well stocked wrap around gardens.

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 light and sealed unit double glazed door opening to spacious L shaped Reception Hall with useful double cloaks cupboard, access to roof space, radiator.

LOUNGE

A lovely light room with windows to the front and side, media point, large radiator. Double opening doors to

DINING ROOM

with window to the side, radiator. Double opening doors into the

WARM ROOF CONSERVATORY

A great all year round room being of brick and sealed unit double glazed construction with solid roof with roof light and providing pleasant aspects over the gardens. Double opening doors to sun terrace and garden.

ATTRACTIVE FITTED KITCHEN

A beautifully fitted room with contemporary `Nolte' fitted units incorporating one and half bowl Franke sink with mixer taps and filter set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and integrated dishwasher. Inset 4 ring induction hob with extractor hood over and pan and cutlery drawers beneath, plinth lighting and range of full height wall units with concealed lighting beneath. To one wall the units continue and incorporate full height fridge and freezer, both with matching facia panels, pull out larder and built in eye level double oven and grill incorporating microwave with cupboards above and below. Recessed ceiling lights, wall mounted column style radiator, wooden effect flooring, window overlooking the garden and door to

UTILITY ROOM

having continuation of units incorporating Franke sink with mixer taps set into base cupboards with worksurfaces over and extending to the side with space beneath for washing machine and double eye level wall unit over. Heated towel rail/radiator, wooden effect flooring and door to rear garden.

INNER HALL

Leading from the Reception Hall, radiator and off which lead into

PRINCIPAL BEDROOM

having window and double opening double opening doors leading onto the courtyard garden, access to roof space Radiator.

EN SUITE WET ROOM

A well appointed room with walk in shower with direct mixer shower unit and drench head, glazed screen, wash hand basin set into vanity with storage beneath and heated wall mirror over, WC. Fully tiled walls, heated towel rail/radiator, window to the rear.

BEDROOM 2

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

BEDROOM 3

with window to the side, radiator.

FAMILY BATHROOM

with shaped panelled bath with shower unit over, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail/radiator, window to the side.

OUTSIDE

Delightful well stocked wrap around gardens with pleasant courtyard to the rear. Further walled garden and additional parking space.

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 E - 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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Get in touch

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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	82

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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