

# 5 Woodlands Close Oswestry SY11 2TX



**3 Bedroom House - Detached**  
**Offers In The Region Of £285,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED HOME
- ENTRANCE WITH CLOAKROOM, GOOD SIZED DINING HALL
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING ESSENTIAL
- MUCH SOUGHT AFTER LOCATION A SHORT STROLL FROM AMENITIES
- LOUNGE AND SPACIOUS KITCHEN WITH OVEN AND HOB
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL WELL STOCKED GARDENS OFFERING GOOD PRIVACY



### \*\*\* 3 BEDROOM DETACHED IN LOVELY GARDENS \*\*\*

An excellent opportunity to purchase this 3 bedroom detached house, perfect for a growing family and occupying an enviable cul de sac location.

Ideally placed for amenities being a short stroll from the Town Centre and Schools and for commuters the A5/M54 motorway network is a short drive away.

The accommodation briefly comprises Reception with Cloakroom, spacious Dining Hall / Family Room, Lounge, good sized Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with ample parking and Garage along with delightful well stocked Gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a truly enviable position, in the heart of the sought after Market Town of Oswestry. The town centre is a pleasant stroll away which boasts an excellent range of facilities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. Perfect for commuters with ease of access to the A5/ M54 motorway network. The nearby railway station at Gobowen provides further ease of access to Chester and North Wales to the North and the County Town of Shrewsbury to the south, which boasts a further range of excellent facilities.

### ENTRANCE PORCH

Partial glazed entrance door opening to Entrance Porch with radiator.

### CLOAKROOM

with WC and wash hand basin, tiled floor, radiator and window to the front.

### DINING HALL/FAMILY AREA

A lovely light room with windows to the front and side, offering versatility of living, radiator.

### LOUNGE

having sliding patio doors opening onto the paved sun terrace and providing a lovely aspect of the garden. Wooden fire surround housing with marble hearth and surround housing gas fire, media point, radiator.

### KITCHEN

Well fitted with comprehensive range of shaker style units comprising single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring gas fired hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall unit, tall shelved larder unit and space for fridge/freezer, window to the rear with lovely aspect of the garden and door to the side.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing with access to roof space, Airing Cupboard and off which lead

### PRINCIPAL BEDROOM

with window to the rear providing a lovely outlook over the garden, built in wardrobe, radiator.

### EN SUITE SHOWER ROOM

being fully tiled with suite comprising shower cubicle, wash hand basin and WC. Window to the rear, radiator.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

again with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Fully tiled surrounds, radiator, window to the side.

### OUTSIDE

The property occupies an enviable cul de sac location approached over a good sized brick paved driveway providing ample parking and leading to the Garage with up and over door, power and lighting and personal door to the side.

The Front Garden is laid to shaped lawn with inset specimen shrubs. Side pedestrian access around either side of the property to the lovely enclosed Rear Garden which is a particular feature having been landscaped by the current owners with large paved sun terrace immediately adjacent to the house, ideal for dining outdoors and a few steps leading up to the good sized shaped lawn which has an abundance of well stocked flower, shrub and herbaceous beds and raised rockery, enclosed with fencing and mature hedging and offering a good level of privacy. To the rear of the garden is a gravelled area with timber garden storage shed.

### 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](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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Offers In The Region Of £285,000





## Judy Bourne

Director at Monks  
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## Get in touch

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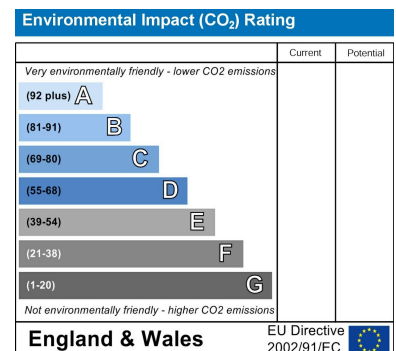
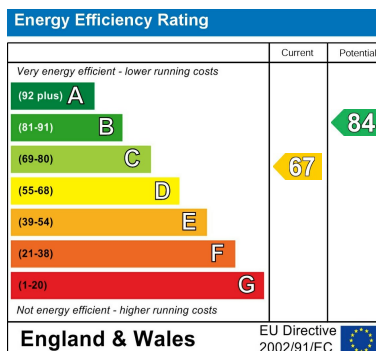
## Oswestry office

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



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