

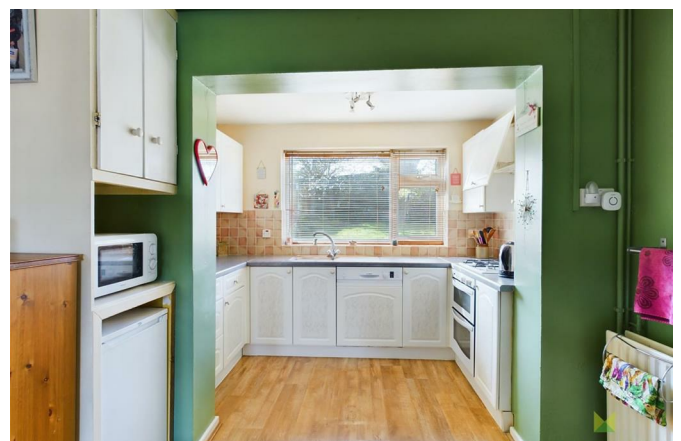
# 12 Croeswylan Lane Oswestry SY10 9PN



**3 Bedroom House - Link Detached  
Offers In The Region Of £324,995**

## The features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- UTILITY ROOM AND GROUND FLOOR BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- SUMMER HOUSE AND COVERED DINING AREA
- VIEWING HIGHLY RECOMMENDED
- IMPRESSIVE THROUGH LOUNGE, EXCELLENT KITCHEN AND DINING ROOM
- 3 DOUBLE BEDROOMS AND SHOWER ROOM
- FABULOUS WELL STOCKED GARDENS PERFECT FOR OUTDOOR ENTERTAINING
- ENVIABLE LOCATION CLOSE TO TOWN



\*\*\* WELL PRESENTED FAMILY HOME WITH FABULOUS GARDEN \*\*\*

A neatly presented 3 bedroom detached home offering deceptively spacious accommodation, perfect for a growing family.

Occupying an enviable position in this much sought after location, a short stroll from the Town which boasts excellent amenities and ideally placed for Schools. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, lovely through Lounge, open plan Kitchen/Dining Room, Utility, Ground Floor Bathroom, 3 generous double Bedrooms and Shower Room.

The property has the added benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely established gardens, perfect for outdoor entertaining.

Viewing recommended

## Property details

### LOCATION

The property occupies a truly enviable position on the edge of the sought after Market Town of Oswestry. The town centre is a pleasant stroll, or short drive 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

Entrance through front door with covered storm porch leading into the double glazed Entrance Porch. Door leading into,

### HALLWAY

With stairs leading to First Floor Landing, doors leading off to Lounge and Kitchen/ Dining Room. Radiator.

### LOUNGE

A lovely through lounge, naturally well lit with windows to the front and rear. Ornamental wooden fire surround with hearth and gas fire, media point, radiators.

### DINING ROOM

With window to the front , wooden effect flooring, radiator. Opening to

### KITCHEN

The kitchen has been attractively fitted with a range white fronted units comprising a range of cupboards and drawers with worktop over. Stainless steel single drainer sink with mixer tap, set into base unit. Inset double oven and grill with inset four ring gas hob, inset dishwasher with matching fascia panel. Further range of matching wall mounted units, complimentary tiled walls and window overlooking the rear aspect. Doors opening to under stairs storage cupboard, and pantry with shelving. Door leading off to,

### REAR HALLWAY

With partial glazed door at the front leading to the driveway, door leading off to garage, and door leading into,

### UTILITY

With window to the rear aspect, tiled flooring, base and eye level units with worktop over, space and plumbing for appliances.

### BATHROOM

The bathroom is fitted with suite comprising of wash hand basin with tiled splashback, W/C and panelled bath. Partially tiled walls and window overlooking side aspect.

### FIRST FLOOR LANDING

Leading from the Hallway, stairs lead up to the First Floor Landing with window overlooking the rear garden. Radiator and access to roof space which has been boarded.

### BEDROOM 1

Good sized double bedroom with window overlooking front, built in storage space making use of space over the stairs and further double fitted wardrobe. Radiator.

### BEDROOM 2

Double bedroom with window overlooking the front. Radiator.

### BEDROOM 3

Double bedroom with window overlooking the rear garden. Radiator.

### SHOWER ROOM

With suite comprising of shower cubicle, wash hand basin with vanity unit, W/C. Tiled walls with window overlooking the rear garden.

### OUTSIDE

The property is approached over a block paved driveway leading to the front door and garage. Area laid to gravel providing additional parking. There is a large shaped border with an abundance of flower shrub and herbaceous beds. Side access gate leading to,

The Rear Garden, which is south facing is a particular feature of the property has been beautifully landscaped with fabulous entertaining areas, which provides the perfect space for those who love to dine alfresco with large paved sun terraces, one of which is covered and provides great privacy, flower and shrub beds and inset specimen trees. Area laid to lawn, and well appointed summer house with seating area to the fore.

### 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.

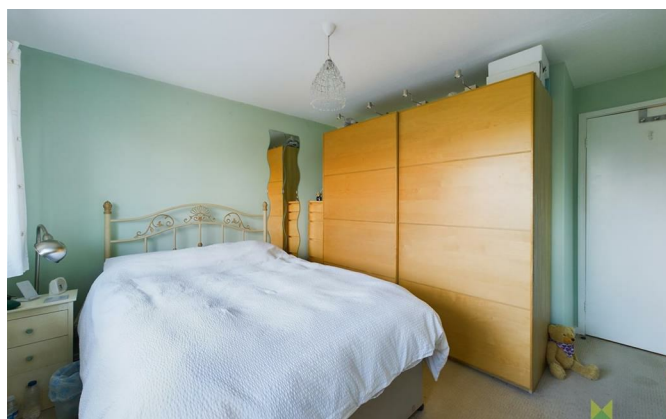
#### NEED TO CONTACT US

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.





MONKS



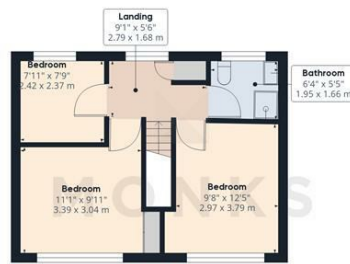
## 12 Croeswylan Lane, Oswestry, SY10 9PN.

3 Bedroom House - Link Detached  
Offers In The Region Of £324,995





Approximate total area<sup>®</sup>  
1220.74 ft<sup>2</sup>  
113.41 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.

GIRAFFE360



## 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	<b>83</b>

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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.