

# 63 Henley Drive Oswestry SY11 2RF



**3 Bedroom House - Detached**  
**Offers In The Region Of £249,900**

## The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- OCCUPYING AN ENVIABLE LOCATION CLOSE TO TOWN
- 3 BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING C
- PERFECT FOR A GROWING FAMILY
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED



**\*\*\* 3 BEDROOM DETACHED FAMILY HOME \*\*\***

An attractively presented and improved 3 bedroom detached home, perfect for a growing family.

Occupying an enviable position in this much sought after location, ideally placed for amenities and for commuters a short drive to the A5/M54 motorway network.

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

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

Viewing highly 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

Composite door opens to Reception Hall with window to the side, LVT flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled surrounds, radiator. Window to the front.

### LOUNGE

having bow window overlooking the front, wooden fire surround housing electric fire, media point, radiator. Useful under stairs storage cupboard. Double opening glazed doors to

### KITCHEN/DINING ROOM

Dining area having double opening French doors leading onto the garden, radiator.

Kitchen which is fitted with attractive range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for washing machine and tall fridge freezer, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall units. Window overlooking the garden, wooden effect flooring throughout.

### FIRST FLOOR LANDING

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

### BEDROOM 1

having window to the front, media point, radiator.

### BEDROOM 2

having window to the rear overlooking the garden, radiator.

### BEDROOM 3

with window to the front, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking for two cars and edged with lawn. Side pedestrian access leads to the Rear Garden which has a large paved sun terrace ideal for those who love to dine outdoors, pergola with raised flower beds to either side and lawn. Enclosed with wooden fencing, timber garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We 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.

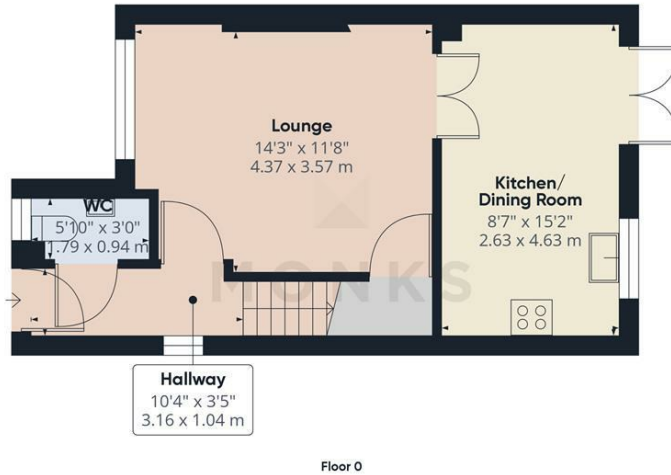
#### NEED TO CONTACT US

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.

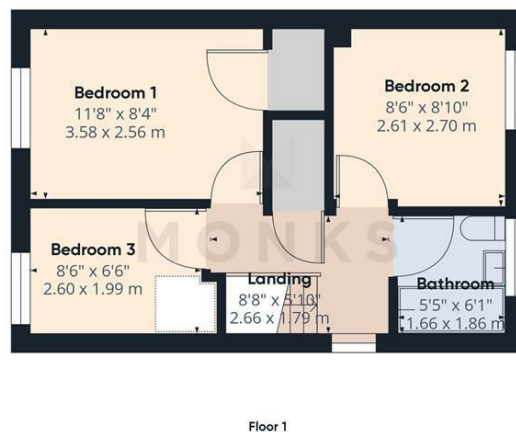
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Approximate total area<sup>®</sup>  
702.66 ft<sup>2</sup>  
65.28 m<sup>2</sup>





(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(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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## 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

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