

83 Oakhurst Road Oswestry SY11 1BL



4 Bedroom House - Semi-Detached
Offers In The Region Of £425,000

The features

- CHARMING PERIOD FAMILY HOME
- ENVIABLE LOCATION WITH OPEN ASPECT OVER PARKLAND
- LOUNGE, DINING ROOM, KITCHEN, SUN ROOM/CONSERVATORY
- DELIGHTFUL WELL STOCKED GARDENS
- VIEWING ESSENTIAL
- WEALTH OF CHARM AND CHARACTER
- A SHORT STROLL FROM THE TOWN AND AMENITIES
- 4 GENEROUS BEDROOMS, SHOWER ROOM AND FAMILY BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE



*** IMPRESSIVE PERIOD TOWN HOUSE WITH OPEN ASPECT ***

An excellent opportunity to purchase this fabulous Period home, offering spacious and versatile living, perfect for a growing family.

Showcasing many of its original features including patterned tiled floors, period fireplaces, deep moulded cornicing, stripped wooden doors which are complemented by more modern features including a bespoke Kitchen, the addition of a beautiful Sun Room / Conservatory, Bathroom and Shower Room.

Occupying a truly enviable position on the edge of the Town, being a short stroll back down to all of its amenities and having a wonderful outlook to the front over open parkland.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Dining / Family Room, bespoke Kitchen / Breakfast Room, Sun Room / Conservatory, Shower Room / Utility, Cellar, 4 generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with ample parking, garage and the most delightful well stocked gardens.

Viewing essential.

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

Covered entrance portico with tiled floor, having entrance door with beautiful stained glass leaded light panels opening to Reception Hall with original patterned tiled floor, shelved recess, dado rail, radiator. Wooden and glazed door to

LOUNGE

A lovely light room with large bay window overlooking the front. Period fireplace housing cast iron log burner set onto marble hearth, picture rail, deep moulded ceiling cornice, media point, radiator. Opening to

DINING/FAMILY ROOM

having window overlooking the rear, attractive range of shelving, picture rail and deep moulded ceiling cornice, radiator.

SHOWER/UTILITY ROOM

having shower cubicle with direct mixer shower unit, wash hand basin set into vanity storage, WC. Space and plumbing for washing machine, fully tiled surrounds, heated towel rail and window to the side.

KITCHEN

Beautifully fitted with range of bespoke shaker style, hand painted units incorporating one and half bowl ceramic sink with mixer taps set into base cupboard. Comprehensive range of matching cupboards and drawers with wooden edged worksurfaces over and having integrated dishwasher and space for appliances, recess housing 5 burner gas hob with concealed extractor hood and double oven and grill beneath. Additional Belfast style sink with shelved recess over and excellent range of wall units incorporating glazed china display cabinets. Central breakfast island with additional storage. Two windows to the side, tiled floor and arched opening to

SUN ROOM/CONSERVATORY

A perfect addition and ideal for those who love to

entertain. Having great versatility of use and providing a lovely outlook over the gardens. Tiled floor, power and lighting, radiator. Double opening French doors to the garden.

CELLAR

From the Reception Hall enclosed stairs lead down to the Cellar.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with coved ceiling, access to roof space, radiator.

BEDROOM 1

with window overlooking the front with lovely open aspect over parkland. Period fireplace, radiator.

BEDROOM 2

A lovely light room with windows to the side and rear with outlooks over the garden. Excellent range of fitted bedroom furniture, radiator.

BEDROOM 3

Another generous double room having window overlooking the garden with aspect back across the Town, Period fireplace, radiator.

BEDROOM 4

with window to the front with lovely outlooks over parkland, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath with mixer taps and shower attachment, fully tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

OUTSIDE

The property is approached over brick paved driveway which provides ample parking and hardstanding for numerous vehicles and leads to the Garage/Workshop.

The walled front garden is beautifully established with an abundance of flower, shrub and herbaceous beds and provides a lovely aspect to the fore over parkland. Side pedestrian access leads around to the fabulous rear garden which is a particular feature of the property. Immediately adjacent to the Sun Room/Conservatory is an extensive paved sun terrace, perfect for those who love to dine alfresco, surrounded by well stocked shrub and herbaceous beds. Steps lead down to the good sized lawn which

has a stunning array of well stocked flower, shrub and herbaceous beds with inset specimen trees, seating areas and ornamental garden pond. To the rear is a large vegetable garden area. The garden offers an excellent level of privacy and is perfectly enclosed for children and pets. 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 - 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.

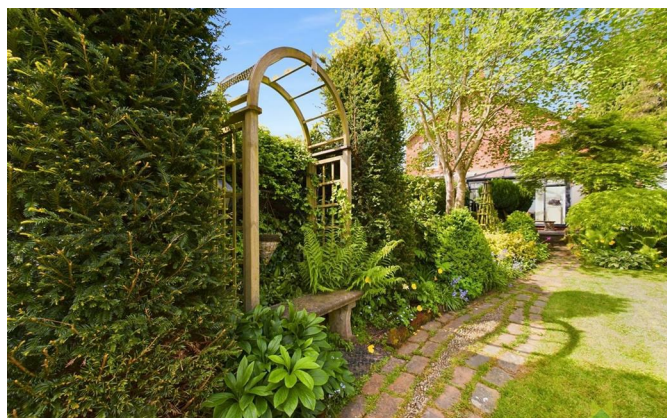
NEED TO CONTACT US

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.





MONKS



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Floor -1



Floor 0

Approximate total area[®]
1518.1 ft²
141.04 m²



Floor 1

(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



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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	

Environmental Impact (CO₂) 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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- 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.