

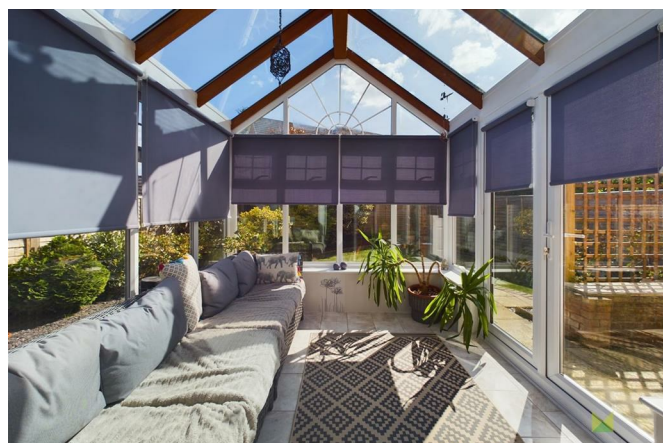
# 37 Bentley Drive Oswestry SY11 1TQ



4 Bedroom House - Townhouse  
Offers In The Region Of £330,000

## The features

- DECEPTIVELY SPACIOUS TOWN HOUSE
- VERSATILE LIVING OVER 3 FLOORS
- ATTRACTIVE KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- POPULAR LOCATION CLOSE TO AMENITIES
- GENEROUS LOUNGE, LOVELY CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN



**\*\*\* SPACIOUS AND WELL PRESENTED 4 BEDROOM TOWNHOUSE \*\*\***

**An excellent opportunity to purchase this impressive 4 Bedroom Townhouse which provides deceptively spacious and versatile living over 3 floors. A perfect family home for today's modern lifestyle.**

**Situated in an elevated position in a much sought after location on the edge of the Market Town of Oswestry a short stroll from the Towns amenities.**

**The accommodation briefly comprises of Ground Floor Reception Room, Office/ Bedroom, Conservatory/ Sun Room, Dual Aspect Lounge, Large Kitchen/ Dining Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.**

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

**Early viewing highly recommended.**

## Property details

### LOCATION

The property occupies a truly enviable and slightly elevated position with views over the Town. Ideally placed for access to the Town Centre and its amenities including schools, supermarkets, independent shops, restaurants, public houses, churches, recreational facilities and much more. For commuters, there is ease of access to the A5/M54 motorway network and the railway station at nearby Gobowen with links to the County Town of Shrewsbury, Chester, and London.

### ENTRANCE HALLWAY

From the front, a partially glazed front door leads into the Entrance Hallway with internal door leading into the Garage. Tiled flooring, stairs leading to First Floor Landing and radiator, further doors leading off,

### HOME OFFICE/ BEDROOM

A good sized light room with window to the front aspect. Radiator, is a versatile room providing the perfect space for a home office/ study, or bedroom.

### FAMILY/ ENTERTAINMENT ROOM

A further good sized versatile room, perfect for family entertainment with tiled flooring. Radiator, door leading into

### CONSERVATORY/ SUN ROOM

An ideal space for those who love to entertain. Having great versatility of use and providing a lovely outlook over the garden. Tiled floor, power and lighting, radiator. Double opening French doors to the garden.

### UTILITY ROOM

Fitted with a range of base units with counter top over, providing space and plumbing beneath for washing machine and tumble dryer, single drainer sink set into base unit, and further range of wall mounted units. Door leading out and window overlooking the Rear Garden

### CLOAKROOM

Making perfect use of the understairs space, fitted with W/C and wash hand basin. Radiator and tiled flooring.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway, with doors leading off to Kitchen/ Dining Room and Lounge, window overlooking the rear aspect and stairs leading to Second Floor Landing.

### LOUNGE

A well lit dual aspect lounge with windows to the front and rear aspect. Feature fireplace with wooden mantel beam and slate hearth housing electric fire. Radiator

### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of white fronted shaker style base units comprising of cupboards and drawers with oak countertop over. Ceramic one and half bowl drainer sink with mixer tap set into base units. Range style cooker with 5 ring gas hob and extractor hood over and space with plumbing for dishwasher. Further range of matching eye level units. Complimentary splashback tiling around, window overlooking rear aspect.

The dining space provides ample room for family dining with LVT oak effect flooring and window overlooking front aspect, leading into utility area providing room to house fridge/ freezer and useful under stairs cupboard providing adequate storage.

### SECOND FLOOR LANDING

From the First Floor Landing stairs lead to Second Floor Landing, with window overlooking front aspect, airing cupboard housing emersion tank.

### PRINCIPAL BEDROOM

A large double bedroom with window overlooking front aspect, built in wardrobe with display shelving and door leading into,

### ENSUITE

A beautifully presented en-suite with large shower cubicle with panelled walls, W/C, wash hand basin with vanity unit beneath, LVT flooring, heated towel rail and window overlooking rear aspect.

### BEDROOM 2

A good sized double bedroom with window overlooking front aspect. Radiator

### BEDROOM 3

Another good sized double bedroom with window overlooking rear aspect. Radiator

### BATHROOM

Fitted with a modern three piece suite comprising of L shaped bath with shower head over, W/C, and wash hand basin with vanity unit beneath.

### OUTSIDE

The property is approached over a paved pathway leading to the front door, with gravel boarders and specimen trees on either side, with further area laid to lawn. A concrete driveway leads to the integral garage to the right of the property and second driveway leads to the left side of the property with access to the rear garden and providing ample space for parking. The rear garden is beautifully presented with flower borders filled with a range of mature shrubs, paved patio area perfect for those who love to dine alfresco. Doors leading into the conservatory and utility room.

### 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 D - 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

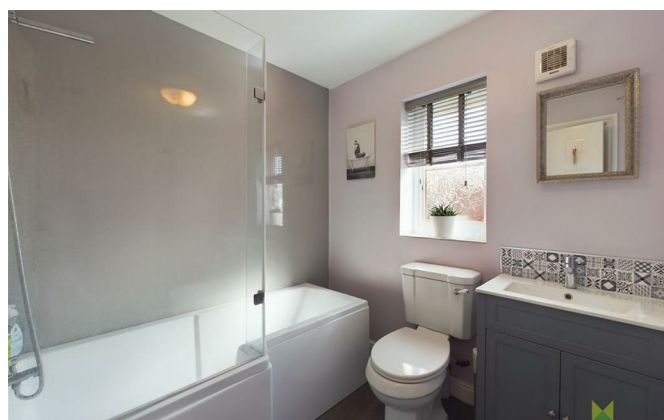
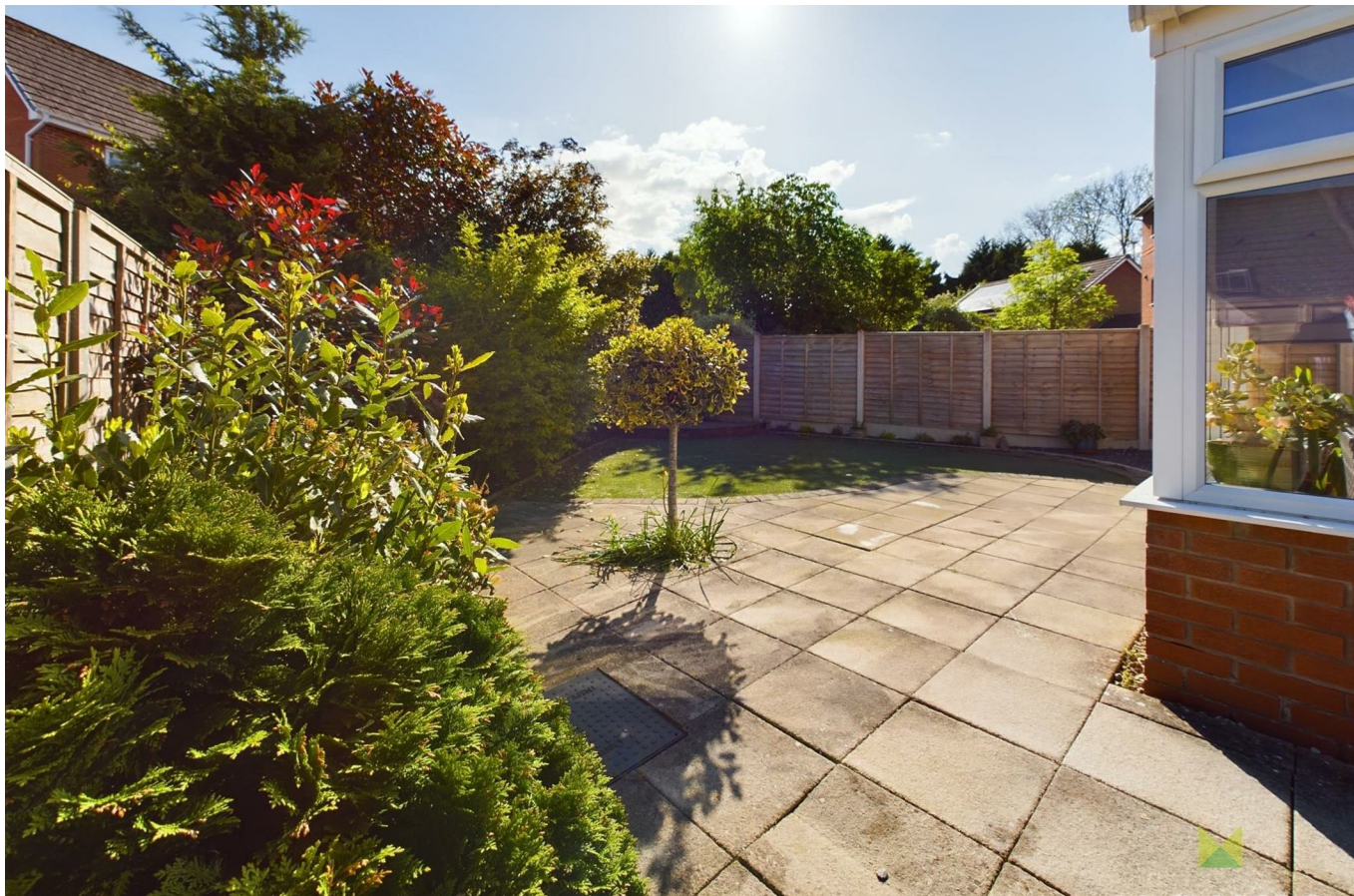
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

## 37 Bentley Drive, Oswestry, SY11 1TQ.

4 Bedroom House - Townhouse  
Offers In The Region Of £330,000





## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01691 674567  
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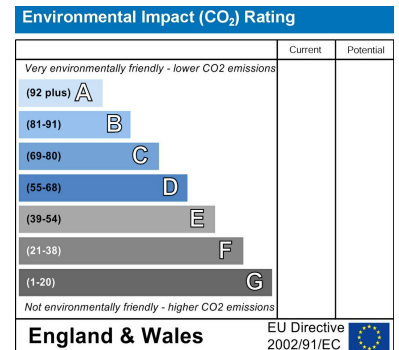
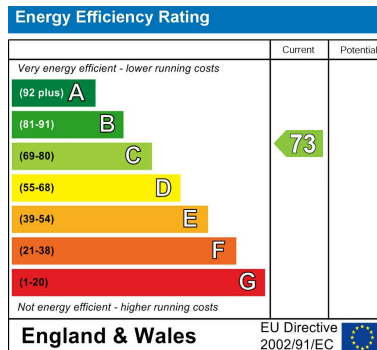
## Oswestry office

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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