

# 103 Cabin Lane Oswestry SY11 2PF



6 Bedroom House - Detached  
Offers In The Region Of £485,000

## The features

- WELL PRESENTED 5 BEDROOM DETACHED HOME WITH ONE BEDROOM ANNEX
- PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM
- THREE FURTHER DOUBLED BEDROOMS, PLUS LAUNDRY/ BEDROOM
- LARGE ENCLOSED GARDEN WITH SUMMER HOUSE AND PREGOLA
- BEAUTIFULLY PRESETNED FAMILY BATHROOM, SHOWER ROOM AND CLOAKROOM
- LARGE TRIPLE ASPECT LOUNGE/ DINING ROOM WITH BI-FOLD DOORS
- WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES AND RANGE OVEN
- ANNEX WITH DOUBLE BEDROOM, LOUNGE, SHOWER ROOM AND KITCHEN
- DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE VEHICLES AND EV CHARGING POINT



\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME WITH ANNEXE \*\*\*

An excellent opportunity to purchase this well presented and much improved impressive home, perfect for today's modern lifestyle – work from home, growing family, those who love to entertain or with its great annexe the opportunity for multi generational living.

Situated in a sought after location on the edge of the Market Town of Oswestry a short stroll from the Towns amenities and ideal for commuters being a short drive from the A5/M54 motorway network.

The accommodation briefly comprises, Reception Hall, generous triple aspect Lounge/ Dining room, well appointed Kitchen, Home office/ Study, principal Bedroom with en suite and Dressing Room, three double Bedrooms and a further Bedroom/ Laundry room, family Bathroom and Shower room. There is also an independent one bedroom Annexe with Lounge, Kitchen, Bedroom and Shower room.

The property has benefit of gas central heating, enclosed rear garden and driveway with ample parking for multiple vehicles and EV charging point.

Viewings Essential

## Property details

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### ENTRANCE HALLWAY

Entrance through composite front door into the Entrance Hallway with wooden effect laminate flooring, coving to the ceiling, stairs leading to First Floor Landing. Radiator.

### LOUNGE/ DINING ROOM

This excellent triple aspect room is naturally well lit and has windows to the front and side aspect and Bi-fold doors leading out the the Rear Garden. A great family space with feature fireplace, recessed LED lights, coved ceiling and wooden effect flooring, radiator.

### KITCHEN

Attractively fitted with a modern range of high gloss shaker style base level unit's comprising of a range of soft closing cupboards and drawers with work surfaces over. Inset one and a half bowl stainless steel drainer sink with mixer tap set into base unit. Window providing an outlook over the Rear Garden. Integrated fridge/ freezer with matching fascia panel, large gas range style oven with 8 ring gas hob and extractor hood over. Further range of matching wall mounted units. Coving to the ceiling and tiled flooring. Space currently used for a storage unit, however could be used for a breakfast seating area. Storage cupboard making great use of space under the stairs. Radiator.

### OFFICE/ STUDY

A versatile room currently used as a Home Office. Window overlooking front aspect, coving to the ceiling. Radiator

### CLOAKROOM

Fitted with W/C and wash hand basin with vanity unit beneath and complimentary splash back tiles. Extractor fan, tiled flooring and heated towel rail.

### FIRST FLOOR LANDING

From the Entrance Hallway, stairs lead to First Floor Landing with two good sized storage cupboards, one housing the hot water tank and the second with shelves. Loft hatch providing access to roof space.

### PRINCIPAL BEDROOM

A good sized double bedroom with window overlooking front aspect, large double built in wardrobe. Radiator, door leading into,

### EN SUITE

A fabulous modern fitted en suite with large walk in shower with waterfall shower head, W/C, wash hand basin with vanity unit beneath and wall mounted mirror with LED lighting. Fully tiled walls and flooring, window overlooking side aspect and standing heated towel rail.

### DRESSING ROOM

Leading through from the en suite with space for wardrobes and well lit with window overlooking rear aspect.

### BEDROOM 2

A further good size double room with window overlooking front aspect, double built in wardrobe, complimentary panelling on one wall. Radiator.

### BEDROOM 3

A well lit double bedroom with window to front and rear aspect, radiator to front and rear.

### BEDROOM 4

Double bedroom with window overlooking front aspect and built in alcove with shelves. Radiator

### BEDROOM 5/ LAUNDRY ROOM

A versatile room currently used as a laundry room with base cupboard and countertop over, space for tumble dryer beneath.

### FAMILY BATHROOM

A well appointed room with four piece suite comprising of white freestanding bath, enclosed shower with waterfall head, wash hand basin with vanity unit beneath and W/C. Wall mounted mirror with LED lighting, window to the rear, heated standing towel rail, partially tiled walls and tiled flooring.

### SHOWER ROOM

With walk in shower, W/C and wash hand basin, window overlooking rear aspect, extractor fan and heated towel rail.

## ANNEXE

The home has been extended and developed to provide a fabulous self contained living space perfect for multi generational living, with access to the main house and Rear Garden, whilst providing complete independence.

## LOUNGE

A light and airy dual aspect lounge with window to the front and French Doors opening to the Rear Garden. Electric fire, and radiator. Door leading through to,

## KITCHEN

Fitted with a range of cream fronted base level units with counter top over, inset stainless steel one and a half bowl drainer sink, space and plumbing beneath counter top for washing machine, integrated fridge/freezer with matching fascia panel, further space for oven/ grill. Laminate flooring and door leading out to Rear Garden.

## BEDROOM

A double bedroom with window overlooking front aspect. Radiator.

## SHOWER ROOM

With walk in shower, W/C and wash hand basin, window overlooking side aspect, extractor fan and heated towel rail.

## OUTSIDE

The property is approached over a double width driveway providing ample parking for multiple vehicles, and pathway leading to the front door, large lawn to the front and pedestrian side access leading to the Rear Garden.

The Rear Garden which is of a good size, has a large slabbed patio area, perfect for those who love to entertain and dine alfresco. The property is enclosed with a brick wall to one side and fencing to the rear and other side. There is a large summer house with power and lighting, with double opening doors and windows to the front aspect. To the other side of the garden is a pergola with seating providing the perfect space for evening entertainment, or shade from the garden sun.

## 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 mains electric, water and drainage are connected with gas fired central heating.

## COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E- 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

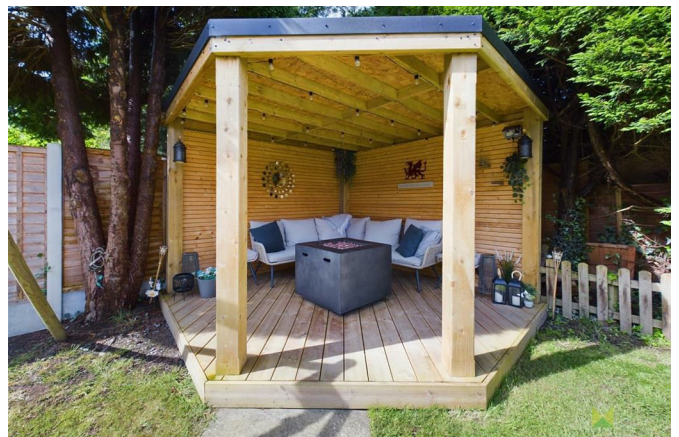
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

## REMOVALS

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

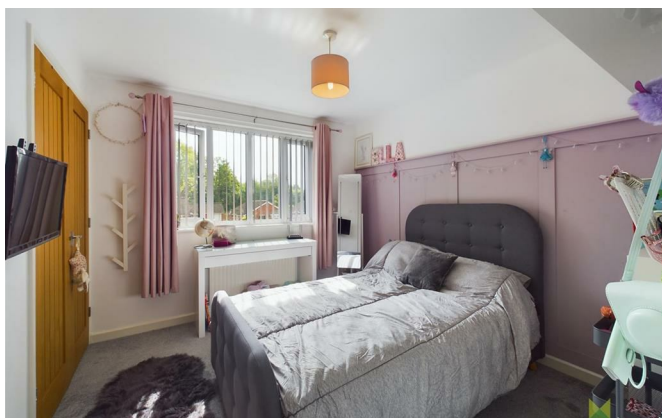
## NEED TO CONTACT US

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.



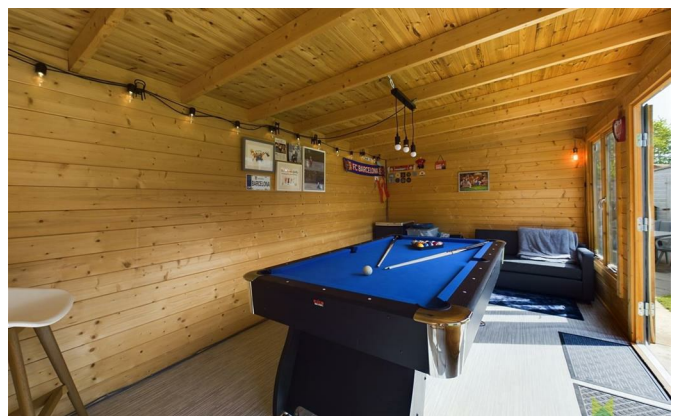


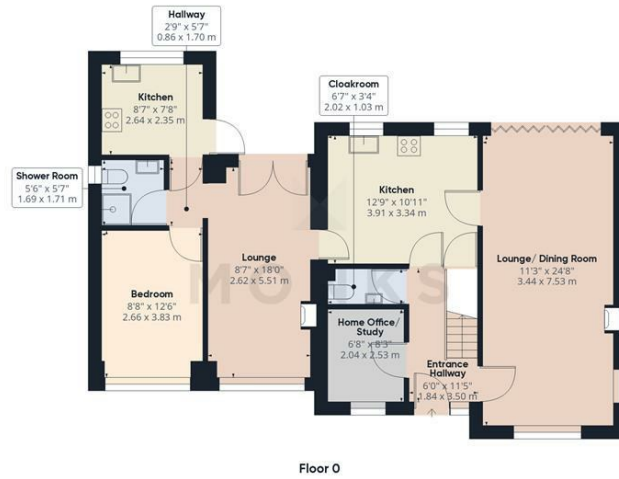
MONKS



## 103 Cabin Lane, Oswestry, SY11 2PF.

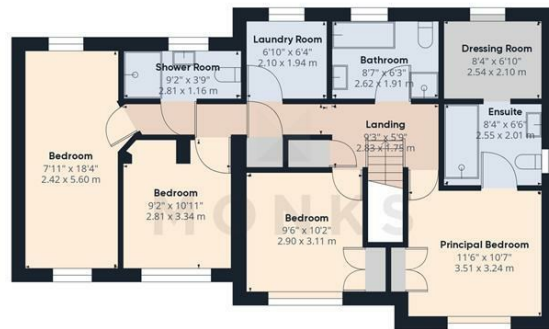
6 Bedroom House - Detached  
Offers In The Region Of £485,000





Floor 0

Approximate total area<sup>®</sup>  
1820.58 ft<sup>2</sup>  
169.14 m<sup>2</sup>



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



## 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) 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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.