

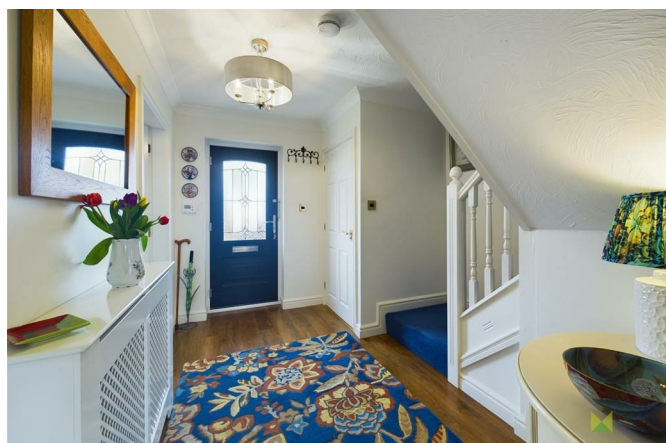
53 High Fawr Avenue Oswestry SY11 1TB



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

The features

- IMMACULATELY PRESENTED AND WELL APPOINTED DETACHED FAMILY HOME
- PERFECT FOR A GROWING FAMILY
- ATTRACTIVE FITTED KITCHEN, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING
- VIEWING ESSENTIAL.
- ENVIABLE POSITION WITH LOVELY VIEWS
- LOUNGE, DINING ROOM, CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- BEAUTIFUL WELL STOCKED GARDENS AND SUMMER HOUSE IDEAL AS HOME OFFICE/ HOBBY ROOM
- EPC RATING C



***** IMPRESSIVE FOUR BEDROOM FAMILY HOME WITH FABULOUS VIEWS *****

An opportunity to purchase this immaculately presented, much improved 4 bedroom detached home, perfect for a growing family.

Occupying an enviable plot on the edge of this much sought after residential development, a pleasant stroll from the Town Centre and all its amenities.

The accommodation briefly comprises – Reception Hall, Cloakroom, Lounge, Dining Room, Conservatory/Garden Room, attractively fitted Kitchen, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the added benefit of gas central heating with combi boiler, double glazing, driveway with parking, and beautifully stocked and established gardens.

The vendor has advised that fitted carpets and window blinds are included in the sale.

Viewing highly recommended.

Property details

LOCATION

The property occupies a truly enviable position in a much 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 with its lively café culture. , There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. 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 uPVC front door into the Entrance Hallway with Karndean flooring, coving to the ceiling, stairs leading to First Floor Landing. Radiator.

CLOAKROOM

Fitted with W/C and wash hand basin. Window to the front aspect and tiled flooring. Heated towel rail.

LOUNGE

A beautifully presented and well lit room with a bay window to the front aspect, decor coving to the ceiling, feature fireplace, and hearth housing electric fire.

DINING ROOM

Door from the kitchen leads into the dining room, with coving to the ceiling and Karndean flooring. Radiator, double opening doors leading to,

CONSERVATORY/ SUNROOM

Being of brick and sealed unit double glazed construction with warm roof. Delightful views over the garden.

KITCHEN

The kitchen has been attractively fitted with a modern range of high gloss base level units comprising a range of soft closing cupboards and drawers with marble worktops over. Larder unit. Inset single drainer ceramic sink with mixer tap set into base unit. Window providing an outlook over the rear garden with fabulous views beyond. Integrated double oven and grill. Further single oven, warming drawer and microwave . Induction hob set into countertop with extractor hood over. Range of matching wall mounted units. Tiled flooring, plinth heater.

UTILITY ROOM

Shaker style base units with countertop over, single bowl drainer ceramic sink with mixer tap set into base unit. Space and plumbing beneath counter top for washing machine and fridge. Window overlooking rear aspect and uPVC door leading out to rear garden. Wall mounted gas combi boiler, tiled flooring and radiator. Door leading off to,

STORE/GARAGE

Converted by the current owners, the garage has been split into two rooms, with useful storage space to the front with up and over garage door. To the rear is a separate room with space and power for a tumble dryer and freezer.

FIRST FLOOR LANDING

Stairs from the Entrance Hallway lead to first floor Landing with a linen cupboard incorporating shelving and radiator. Loft hatch providing access to insulated loft space.

PRINCIPAL BEDROOM

A good sized double bedroom with bay window to front aspect. Radiator.

ENSUITE

Fitted with suite comprising shower cubicle, wash hand basin, W/C. and heated towel rail. Partially tiled walls and tiled flooring.

BEDROOM 2

Good sized double bedroom with window overlooking rear aspect with fabulous views of the hills beyond.

BEDROOM 3

Double bedroom, window to the rear aspect. Radiator.

BEDROOM 4

Single bedroom, window to the front aspect. Radiator.

BATHROOM

Comprising a panelled bath with shower over, wash hand basin, and W/C with complementary tiled walls, window overlooking side aspect and heated towel rail.

OUTSIDE

The property occupies an enviable position on this much sought after development, approached via a driveway with parking for several cars. The gardens to the front and side are laid to lawn with well stocked borders. Side pedestrian access leads around to the enclosed rear garden which is a particular feature of

the property providing enviable entertaining areas ideal for outdoor dining. Shaped lawn and beautifully stocked flower, shrub and herbaceous beds with specimen trees. The gardens have open views to the fields beyond and provide a lovely backdrop. Recently constructed Summer House with light and power ideal for Office/Hobby Room. 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 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 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.

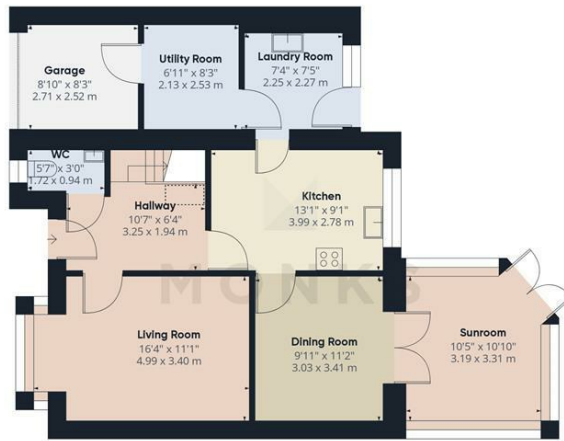




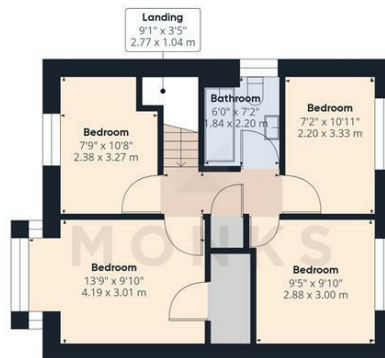
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4 Bedroom House - Detached
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Floor 0



Floor 1



Approximate total area[®]
1321.94 ft²
122.81 m²

Reduced headroom
4.04 ft²
0.37 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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	80

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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.