

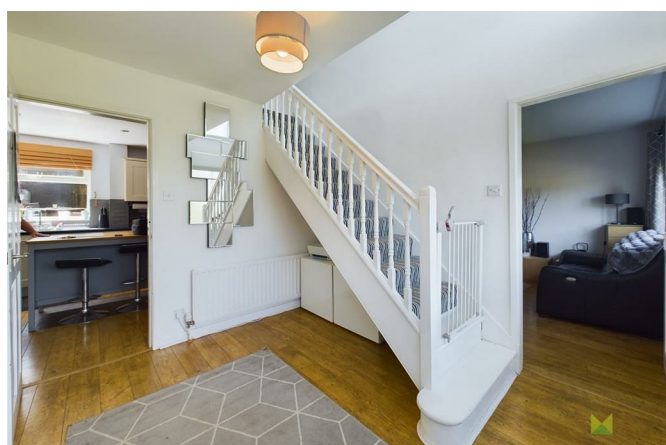
# 15 High Fawr Avenue Oswestry SY11 1TB



**4 Bedroom House - Detached**  
**Offers In The Region Of £335,000**

## The features

- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- A SHORT STROLL TO ALL AMENITIES INCLUDING SCHOOLS
- ATTRACTIVE KITCHEN/BREAKFAST ROOM, UTILITY
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED.
- MUCH SOUGHT AFTER LOCATION IN THE TOWN
- GENEROUS LOUNGE/DINING ROOM, LARGE CONSERVATORY
- 4 BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN



**\*\*\* EXCELLENT 4 BEDROOM DETACHED FAMILY HOME \*\*\***

A great home for a growing family - this spacious 4 bedroom Detached home is offered for sale with no upward chain.

Occupying an enviable position in this much sought after location, a short stroll from the Town Centre and all its amenities and ease of access to the A5/M54 motorway network for commuters.

The accommodation briefly comprises impressive light Reception Hall, Cloakroom, good sized Lounge, large Conservatory/Family Room, Kitchen/Breakfast Room, Utility, 4 Bedrooms and Family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, Garage and gardens to the fore and rear.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools and the Town Centre is a short distance away where you will find a host of amenities and cafe culture.

### RECEPTION HALL

A lovely light hall with glazed door, side screen and window to the front. Oak floor covering throughout the whole of the downstairs, useful under stairs storage. Radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

### LOUNGE

A generous sized room having large window overlooking the front with pleasant aspect, Oak flooring, radiators and media point. Double opening doors to Kitchen and

### CONSERVATORY/FAMILY ROOM

A lovely addition offering great versatility of use and perfect for those who love to entertain. Being of brick and sealed unit double glazed construction with solid roof and recessed ceiling lights, with outlooks over the garden, double opening French doors to sun terrace.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps, Instant Boiling Hot water tap. Further range of cupboards and drawers with work surfaces over and having space for appliances. Range style cooker with extractor hood over, free standing island with storage and seating, tiled surrounds and matching range of eye level wall units. Oak floor covering, radiator, window overlooking the garden. Door to

### REAR ENTRANCE

which runs from the front to the back giving access to the garden and

### UTILITY ROOM

Which has been converted from part of the Garage (which could easily be returned if required). With range of units and space for appliances, window to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing having window to the front, access to roof space.

### BEDROOM 1

A generous sized room with window to the front, radiator.

### BEDROOM 2

Another generous double with window to the front, radiator.

### BEDROOM 3

With window to the rear, radiator.

### BEDROOM 4

With window to the rear, radiator.

### BATHROOM

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

### OUTSIDE

The property is approached over driveway with parking for several cars. The Garden to the front is laid to lawn with shrub and herbaceous beds. Double Garage door to Store (former Garage which has been divided). The Rear Garden has a large paved sun terrace immediately adjacent to the Conservatory, steps up to further gravelled seating area, shaped lawn with well stocked flower, shrub and herbaceous beds enclosed with wooden fencing. Two Timber garden storage sheds.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and 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.



## 15 High Fawr Avenue, Oswestry, SY11 1TB.

4 Bedroom House - Detached  
Offers In The Region Of £335,000





## Judy Bourne

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## Get in touch

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Email. info@monks.co.uk  
Click. www.monks.co.uk

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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) <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 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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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