

# Unicorn Cottage Middleton Road Oswestry SY11 2LF



4 Bedroom House - Detached  
Offers In The Region Of £265,000

## The features

- LARGE DETACHED FAMILY HOME
- SCOPE FOR EXTENSION AND IMPROVEMENT
- GOOD SIZED KITCHEN/BREAKFAST ROOM AND UTILITY
- DRIVEWAY WITH AMPLE PARKING
- VIEWING RECOMMENDED.
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- GENEROUS FAMILY LOUNGE/DINING ROOM
- 4 DOUBLE BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED WALLED GARDEN



### \*\*\* 4 BEDROOM DETACHED FAMILY HOME \*\*\*

A charming, double fronted detached home, offering excellent sized rooms throughout, perfect for a growing family and offering scope for extension, subject to necessary consents.

Occupying an enviable position in this popular location, a short stroll from local amenities including primary school and shops along with the busy market Town. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises large Living/Dining Room, good sized Kitchen/Breakfast Room, Utility Room, 4 double Bedrooms and family Bathroom.

The property has the benefit of double glazing, gas central heating, driveway with ample parking, outbuildings and generous sized walled garden.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

### LARGE LOUNGE/FAMILY/DINING ROOM

An generous sized room expanding across the width of the house having two windows overlooking the front. Chimney breast hosing period fireplace with open grate, exposed beamed ceiling, media point radiators. Large useful storage cupboard.

### BREAKFAST KITCHEN

An excellent sized room fitted with range of shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances. Recess housing range style cooker with extractor hood over, matching range of eye level wall units. Tiled floor, radiator. Housing recently fitted gas boiler, door to,

### UTILITY/BOOT ROOM

A versatile space with tiled floor and plumbing for washing machine. Door leading to the garden.

### FIRST FLOOR LANDING

enclosed staircase leads to the First Floor Landing off which lead

### BEDROOM 1

Having window overlooking the front and built in storage cupboard making use of the space over the stairs, radiator.

### BEDROOM 2

with window overlooking the rear garden, radiator.

### BEDROOM 3

with window to the front, radiator.

### BEDROOM 4

with window to the rear, radiator.

### FAMILY BATHROOM

Attractively re-fitted with suite comprising p-shaped bath with direct mixer shower unit over with drench head, wash hand basin set into vanity with storage cupboard, WC. Complementary tiled surrounds, window to the side, column style wall mounted heated towel rail/radiator.

### OUTSIDE

The property is approached over driveway which provides ample parking and turning. The Front is enclosed with brick walling with lawned area. The Rear Garden is of a good size being laid to two lawned areas with established shrub and herbaceous beds with inset specimen trees. Brick built storage which provides great opportunity for conversion with power and lighting and an attached outside W/C (subject to the necessary consents). Enclosed with brick walling and fencing.

### 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 mains water, gas, drainage and electricity 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 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.

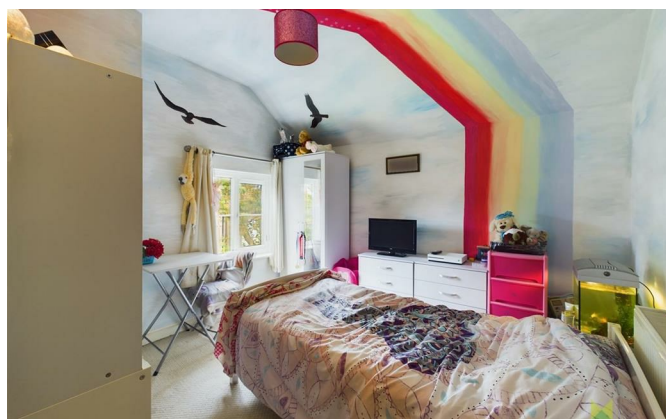
#### NEED TO CONTACT US

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



## Unicorn Cottage Middleton Road, Oswestry, SY11 2LF.

4 Bedroom House - Detached  
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**Get in touch**

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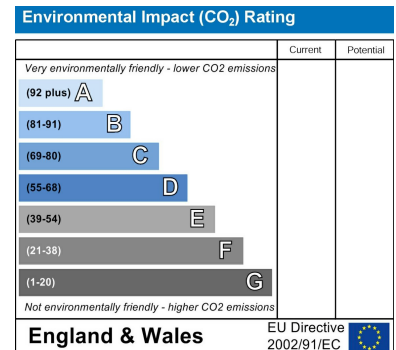
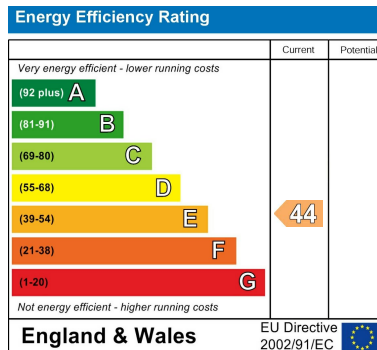
**Oswestry office**

16 Church Street, Oswestry,  
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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



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