

# 5 Three Trees Station Road Whittington Oswestry SY11 4DE



3 Bedroom House - End Terrace  
Offers In The Region Of £225,000

## The features

- MUCH SOUGHT AFTER VILLAGE LOCATION WITH EXCELLENT AMENITIES
- NEWLY INSTALLED DOUBLE GLAZING. GAS CENTRAL HEATING
- RE-FITTED KITCHEN AND UTILITY
- ATTRACTIVE COURTYARD GARDEN
- NO UPWARD CHAIN
- GENEROUS SIZED ROOMS THROUGHOUT
- GOOD SIZED LOUNGE AND SEPARATE DINING/FAMILY ROOM
- 3 LARGE BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D



**\*\*\* CHARMING 3 BEDROOM COTTAGE IN MUCH SOUGHT AFTER VILLAGE \*\*\***

An excellent opportunity to purchase this period cottage offering deceptively spacious rooms throughout and which has been much improved by the current owners.

Occupying an enviable position in the heart of this much sought after Village ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises good sized Lounge with open fireplace, Dining/Family Room, re-fitted Kitchen and Utility, 3 generous sized Bedrooms and family Bathroom.

The property has the benefit of newly installed double glazing, gas central heating and attractive courtyard garden.

Viewing highly recommended.

## Property details

### LOCATION

#### ENTRANCE VESTIBULE

having composite door opening to Entrance with door to

#### DINING/FAMILY ROOM

A great versatile room with window to the front, exposed beamed ceiling, media point, radiator.

#### LOUNGE

A good sized room with window to the front, tiled fireplace with surround housing open grate, aerial point, exposed ceiling beams.

#### KITCHEN

Attractively fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring gas fired hob with extractor hood over and oven and grill beneath, integrated fridge, tiled surrounds and matching range of eye level wall units. Opening to

#### UTILITY AREA

with continuation of units incorporating single drainer sink with triple base unit beneath, work surface with space for appliances, gas central heating. Tiled flooring throughout.

#### REAR ENTRANCE PORCH

being of sealed unit double glazed construction, tiled flooring, fitted coat hooks, door to the garden.

#### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

#### BEDROOM 1

having window to the front, radiator.

#### BEDROOM 2

with window to the front, radiator.

#### BEDROOM 3

with window to the rear, radiator.

#### BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail

#### OUTSIDE

To the rear of the property is an enclosed courtyard garden which has been laid for ease of maintenance to gravelled and paved seating area's with flower and shrub beds. Timber garden storage shed. Offering a

good level of privacy and being enclosed with wooden fencing with gate leading to the side.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold..

#### 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 A - 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

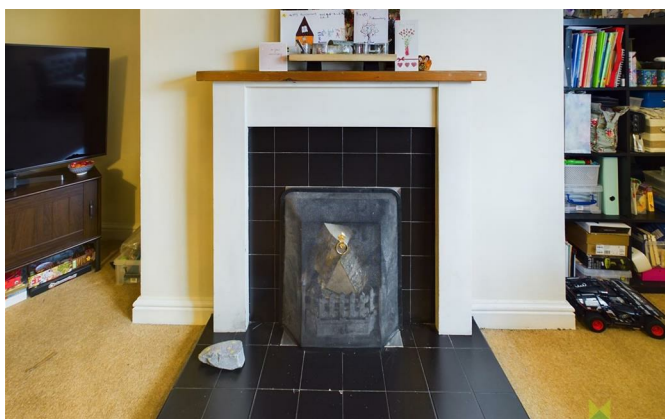
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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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		84
(69-80) C		
(55-68) D		
(39-54) E	57	
(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	

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