

# 15 Plas Cerrig Close Whittington SY11 4PJ



3 Bedroom House - Detached  
Offers In The Region Of £285,000

## The features

- MUCH IMPROVED 3 BEDROOM DETACHED HOUSE
- CUL DE SAC IN MUCH SOUGHT AFTER VILLAGE LOCATION
- LOVELY RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN
- EPC RATING D
- ATTRACTIVELY PRESENTED AND WELL MAINTAINED
- RECEPTION HALL, CLOAKROOM, GOOD SIZED LOUNGE
- 3 BEDROOMS AND CONTEMPORARY RE-FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED.



### \*\*\* 3 BEDROOM DETACHED HOUSE IN ENVIABLE VILLAGE LOCATION \*\*\*

This attractively presented, 3 bedroom detached house has undergone complete modernisation and is perfect for a growing family or those looking to downsize.

Occupying an enviable cul de sac location in the heart of this popular and self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, lovely re-fitted Kitchen/Dining Room with appliances, 3 Bedrooms and re-fitted Bathroom.

The property which has been greatly enhanced by the current owners including newly fitted windows and doors, gas central heating boiler, bathroom and Kitchen. Driveway with parking, garage with Utility section and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. Ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden effect flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin set into vanity storage, radiator, window to the front.

### LOUNGE

A good sized room with bow window to the front, media point, wooden effect flooring, radiator.

### REFITTED KITCHEN/DINING ROOM

Beautifully re-fitted with contemporary units incorporating enamel sink unit with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and wine cooler. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, Double eye level oven and grill with cupboards above and below and fridge freezer with matching fascia panels. Tiled surrounds and matching range of eye level wall units and useful deep understairs storage cupboard, recessed ceiling lights, window and door to garden. Dining area with ample space for table and having double opening French doors leading onto the garden. Radiator, wooden effect flooring throughout.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space. Large Airing/Linen cupboard.

### BEDROOM 1

having window to the rear, media point, radiator.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

A well appointed room, attractively re-fitted with suite comprising p-shaped panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the GARAGE which has a Utility Section to the rear with space for appliances and personal door to garden. The Rear Garden has a good sized paved sun terrace, ideal for outdoor dining and lawn with flower, shrub and herbaceous beds enclosed with wooden fencing.

### 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 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

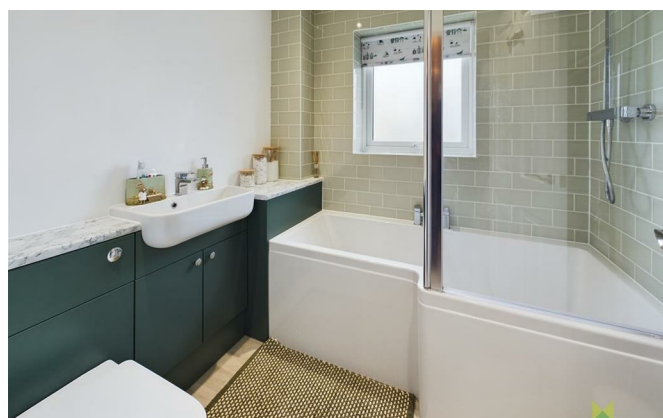
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and

11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





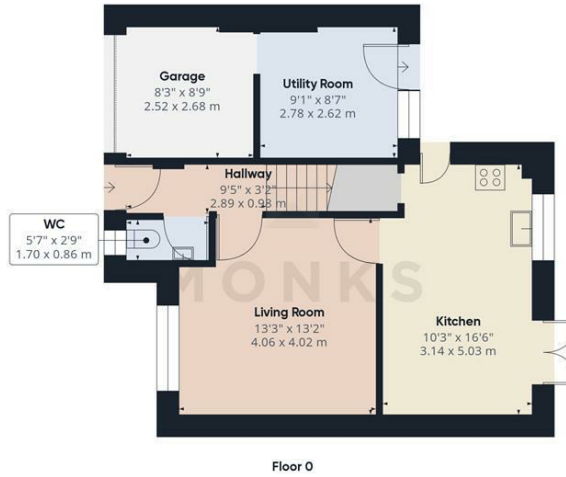
MONKS



## 15 Plas Cerrig Close, Whittington, SY11 4PJ.

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Floor 0

Approximate total area<sup>®</sup>  
924.73 ft<sup>2</sup>  
85.91 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



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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