

Meadow View Mount Bradford, St. Martins Oswestry SY11 3EY



3 Bedroom House - Semi-Detached
Offers In The Region Of £230,000

The features

- FABULOUS RURAL VIEWS OVER OPEN COUNTRYSIDE
- OFFERING SCOPE FOR MODERNISATION
- KITCHEN, UTILITY AND WC
- DRIVEWAY AND GARAGE
- NO UPWARD CHAIN
- SET IN GENEROUS ESTABLISHED GARDENS
- RECEPTION HALL, THROUGH LOUNGE/DINING ROOM
- 3 BEDROOMS AND BATHROOM
- GOOD SIZED ESTABLISHED GARDENS
- EPC RATING E



*** EXCELLENT GARDENS AND LOVELY RURAL VIEWS ***

An excellent opportunity to purchase this 3 bedroom semi detached house offering scope for modernisation and improvement.

Occupying an enviable position on the edge of this popular self sufficient village with an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, through Lounge/Dining Room, Kitchen, Utility and WC. 3 Bedrooms and Bathroom.

The property has the benefit of central heating, driveway, Garage and good sized established and well stocked gardens bordered by open farmland.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this self sufficient village, a short drive from the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

RECEPTION HALL

Door with side screen opening to Reception Hall, useful under stairs storage, radiator.

THROUGH LOUNGE/DINING ROOM

A good sized through room, with windows to the front and rear with aspect over the garden. The Lounge area has gas fire, media point, radiator. Dining area, radiator.

KITCHEN

fitted with range of shaker style units incorporating double drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over with space for washing machine and slot in cooker. Matching range of eye level wall units, tall shelved larder unit, radiator. Window overlooking the garden.

UTILITY ROOM

with space for appliances, radiator, door to garden and

CLOAKROOM

with WC.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space. Airing Cupboard.

BEDROOM 1

A generous sized double room with window to the rear with lovely rural aspect over open countryside, built in wardrobe, radiator.

BEDROOM 2

Another good sized double room with window overlooking the front garden, built in wardrobes, radiator.

BEDROOM 3

with window to the rear with open aspect over the garden, radiator.

BATHROOM

with panelled bath with electric shower over, wash hand basin and WC. Tiled surrounds, window to the rear radiator.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, personal door to the Utility Room. The Front Garden is laid to lawn with well stocked flower, shrub and herbaceous beds. The Rear Garden is of a good size being laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds and inset specimen trees. Enclosed with fencing and conifers providing good screening and bordered to the rear by open farmland.

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 B - 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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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		

Environmental Impact (CO ₂) 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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