

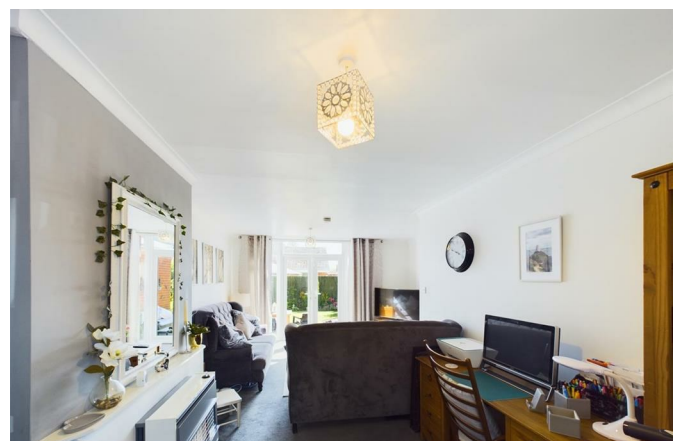
5 Yew Tree Close Whittington Oswestry SY11 4BB



3 Bedroom House - Detached
Offers In The Region Of £315,500

The features

- LOVELY 3 BEDROOM DETACHED HOUSE
- PERFECT FOR THOSE LOOKING TO UP OR DOWN SIZE
- THROUGH LOUNGE/FAMILY ROOM, EXTENDED KITCHEN/DINING ROOM
- DRIVEWAY, GARAGE AND LOVELY ENCLOSED REAR GARDEN
- EPC RATING D
- ENVIABLE VILLAGE LOCATION
- SPACIOUS RECEPTION HALL WITH CLOAKROOM
- THREE DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



***** EXCELLENT, EXTENDED DETACHED 3 BEDROOM HOME *****

This attractively presented, 3 double bedroom detached house has been extended to provide a spacious Kitchen/Dining Room and is perfect for a growing family or those looking to downsize.

Occupying an enviable position in the heart of this popular and self sufficient village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Family Room, extended Kitchen/Dining Room, 3 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely 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. Set back from the main road down a private road. 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.

ENTRANCE PORCH

Sealed unit double glazed entrance porch with door opening to,

SPACIOUS RECEPTION HALL

with parquet wood block flooring, coved ceiling, radiator, door to garage and storage cupboard.

CLOAKROOM

having WC and wash hand basin, tiled floor, radiator, window to the side.

LOUNGE/FAMILY ROOM

A lovely light through room with the Family area having window to the front, radiator. The Lounge has double opening French doors with glazed side screens opening onto sun terrace and the garden, media point, radiator.

EXTENDING KITCHEN/DINING ROOM

Dining Area with door to the side, breakfast bar area and ample space for dining table, radiator. Opening to Kitchen which is attractively fitted with modern range of 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, inset 4 ring hob with extractor hood over and double oven and grill beneath. Attractive tiled surrounds with matching range of eye level wall units, window overlooking the garden. Tiled flooring throughout, recessed ceiling lights.

FIRST FLOOR LANDING

From the Reception Hall staircase with half landing and window to the side leads to First Floor Landing and off which lead

BEDROOM 1

with window overlooking the rear garden, radiator.

BEDROOM 2

having two windows overlooking the front, radiator.

BEDROOM 3

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 set back from the road and approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Reception Hall.

The Front garden is neatly laid to lawn and enclosed with hedging. The Rear Garden has a gravelled sun terrace and shaped lawn with flower and shrub beds, enclosed with hedging and fencing. Wooden garden storage shed.

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 C- 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

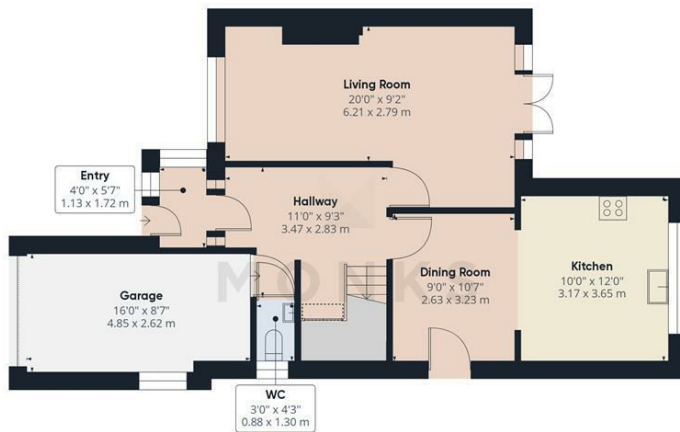
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

5 Yew Tree Close, Whittington, Oswestry, SY11 4BB.

3 Bedroom House - Detached

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Approximate total area⁽¹⁾
 1192 ft²
 110.74 m²

Reduced headroom
 3.55 ft²
 0.33 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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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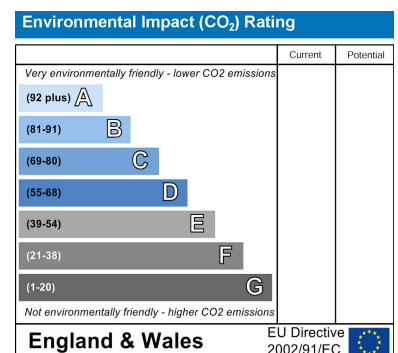
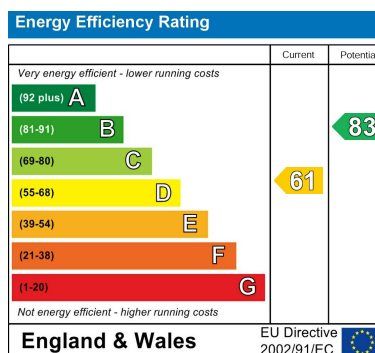
Oswestry office

16 Church Street, Oswestry,
 Shropshire, SY11 2SP

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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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- 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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