

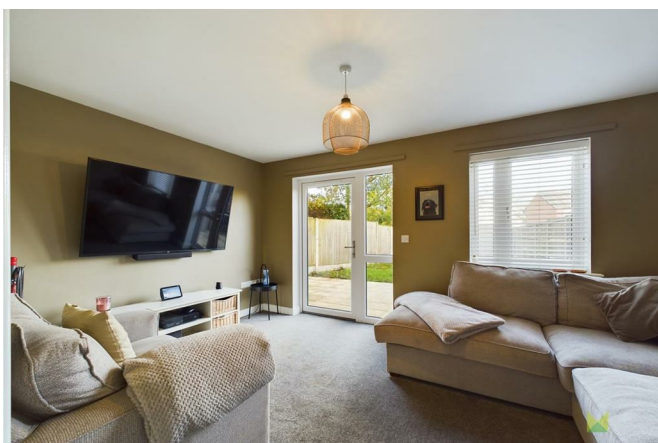
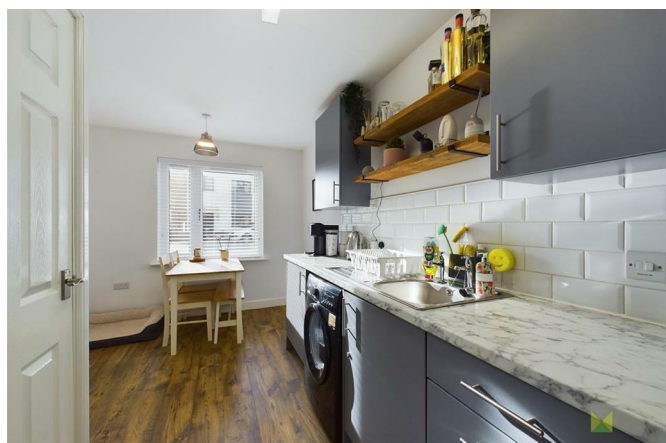
# 41 Cornovii Gardens Oswestry SY11 1JG



2 Bedroom House - Semi-Detached  
75% Shared Ownership £142,500

## The features

- WELL PRESENTED SEMI DETACHED HOME
- LOUNGE AND KITCHEN/ DINING ROOM
- ENCLOSED REAR GARDEN
- EARLY VIEWING ESSENTIAL
- SHARED OWNERSHIP OPPORTUNITY
- TWO DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH OFFROAD PARKING
- PERFECT FOR FIRST TIME BUYER



**\*\*\* FABULOUS SHARED OWNERSHIP OPPORTUNITY \*\*\***

**PART OWN YOUR HOME** - An excellent opportunity to purchase this attractively presented, 2 bedroom Semi Detached House on this much sought after Town development.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 75% of the property and paying a monthly rental on the remaining share.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

A spacious 2 bedroom semi detached house - Reception Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms and Bathroom.

Driveway with parking, private enclosed Rear Garden.

Early viewing highly recommended

## Property details

### DESCRIPTION

**PART OWN YOUR HOME** - This spacious 2 bedroom semi detached house was recently constructed by reputable local developers Having high Energy Insulation, Gas Central Heating and Double glazing. Reception Hall, Lounge, Kitchen/Dining Room 2 Bedrooms and Bathroom with shower.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 75% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £113.52 and that the properties are leasehold with a monthly service charge of £11.55 which includes Property Leasehold Building Insurance, Administration Charges, and Ground Maintenance. We are advised that the property is available to staircase out to 100% over time and we would recommend this is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### SHARED OWNERSHIP

#### RECEPTION HALLWAY

Storm porch covered entrance leads into the Reception Hallway. Staircase leading to the First Floor Landing, understairs storage cupboard. Radiator.

#### LOUNGE

A well lit room with a window and glazed door opening out to the Rear Garden. TV and media point, and two radiators.

#### KITCHEN/ DINING AREA

The kitchen has been fitted with a modern range of grey fronted base level units comprising of cupboards and drawers with worktop over. Single drainer sink with mixer tap set into base unit, integrated oven/ grill and inset four ring gas hob with extractor hood over. Further range of matching wall mounted units, space for washing machine beneath worktop and further space for fridge/ freezer. Laminate flooring. DINING AREA- Space for dining/ breakfast table, with window to the front aspect. Radiator.

#### CLOAKROOM

Fitted with WC, and wash hand basin with complimentary tiled splashback. Radiator.

#### FIRST FLOOR LANDING

From the Hallway staircase leads to the First Floor Landing. Loft hatch providing access to loft space, radiator, and doors leading off,

### BEDROOM 1

A good sized double bedroom with two windows to the rear aspect. Radiator

### BEDROOM 2

A second good sized double bedroom with two windows looking out over the front aspect. Radiator.

### BATHROOM

A three piece suite fitted with paneled bath with shower head over and partially tiled walls, WC and wash hand basin with complimentary tiled splashback. Window to the rear aspect, radiator.

### OUTSIDE

To the front of the property there is a brick paved driveway providing ample parking for two vehicles, partially enclosed by fencing, a flower bed with established shrubs, and gate leading to the rear garden. The rear garden has a paved patio seating area perfect for those who love to dine alfresco. Further paved area providing a platform for a shed. Large area laid with lawn and enclosed by fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is leasehold 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 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](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.

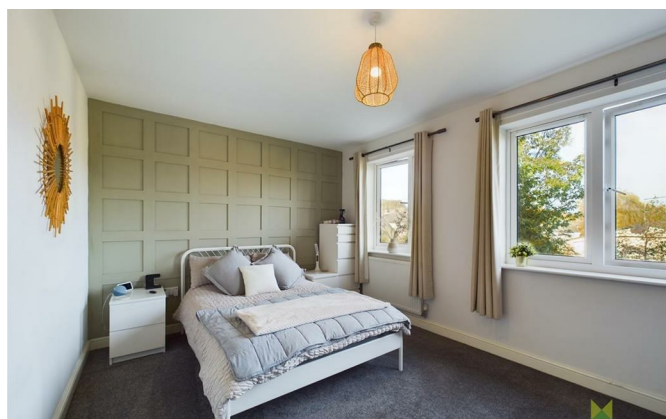
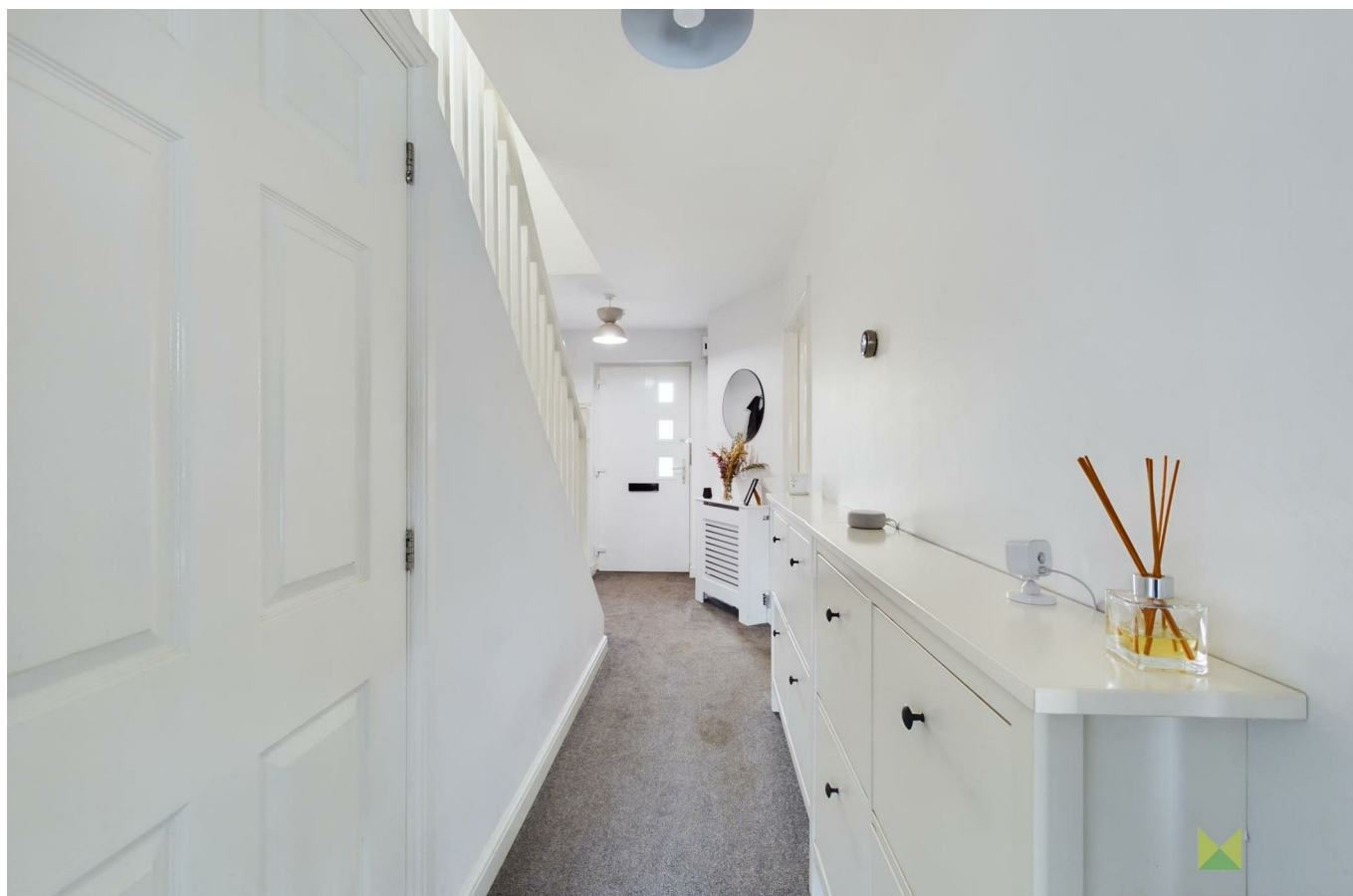
#### NEED TO CONTACT US

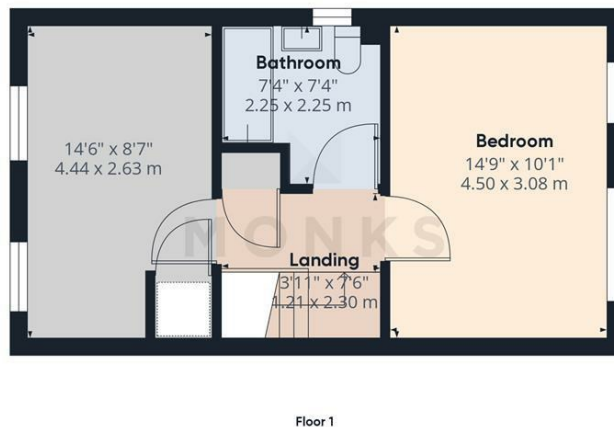
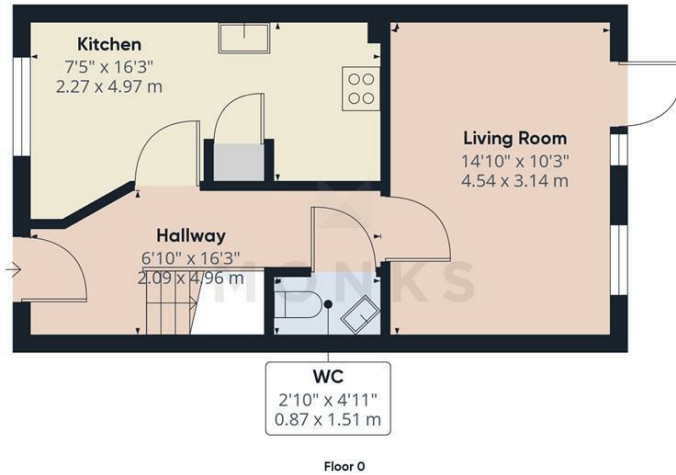
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 41 Cornovii Gardens, Oswestry, SY11 1JG.

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**Approximate total area<sup>1</sup>**  
740.13 ft<sup>2</sup>  
68.76 m<sup>2</sup>

**Reduced headroom**  
0.07 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

Director at Monks

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## Get in touch

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Click. www.monks.co.uk

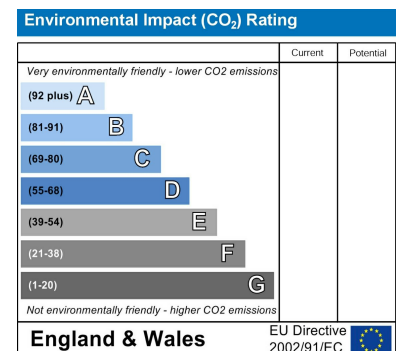
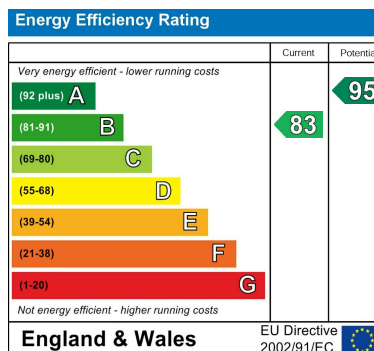
## Oswestry office

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**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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

- 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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.