

# 5 Hazel Grove Oswestry SY11 2PX



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £215,000**

## The features

- THREE BEDROOM SEMI DETACHED HOME
- RECEPTION HALL, SPACIOUS THROUGH LOUNGE
- 3 DOUBLE BEDROOM
- LARGE FRONT GARDEN AND REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE CORNER PLOT WITH SCOPE FOR DEVELOPMENT (STPP)
- KITCHEN AND DINING/ OFFICE ROOM
- FAMILY SHOWER ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "



\*\*\* SET IN LARGER THAN AVERAGE CORNER PLOT \*\*\*

An opportunity to purchase this three bedroom semi detached family home set in an excellent size corner plot, with ample space for extension or development potential, subject to the necessary consents.

Occupying an enviable position within walking distance, or short drive to the Town Centre along with good local facilities including supermarkets and schools. The A5/M54 motorway network is on hand for commuters

The accommodation briefly comprises Entrance Hallway, Lounge, Kitchen, Dining/ Office Room, Three Bedrooms and Family Shower Room.

Having benefit of gas central heating, double glazing, large gardens and driveway providing off road parking for multiple vehicles.

Viewing Essential.

## Property details

### LOCATION

The property occupies an enviable position in this popular location close to all amenities of the busy market Town of Oswestry. There are good facilities on hand including schools, stores, church and offering ease of access to the A5/M54 motorway network and for commuters the nearby village of Gobowen which has the Railway Station with links to Shrewsbury, Crewe and London.

### ENTRANCE HALLWAY

Door leads into the Entrance Hallway with staircase leading to First Floor Landing. Doors leading off,

### LOUNGE

Dual aspect room with windows to the front and rear. Gas fire with surround and hearth. Radiator and doors leading through,

### KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with worktop over. Single drainer sink set into base level unit, integrated oven/ grill and four ring electric hob set into worktop. Further range of matching wall mounted units and partially tiled walls. Window to the rear and side aspect and door leading out to the Rear Garden. Under stairs storage cupboard

### DINING ROOM/ OFFICE

A versatile space with window to the front aspect. Radiator.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing, window to the rear aspect. Doors opening to storage cupboard and further doors leading off,

### BEDROOM 1

Double bedroom with window to the front aspect, storage cupboard. Radiator.

### BEDROOM 2

With window to the front aspect. Radiator.

### BEDROOM 3

With window to the rear aspect. Radiator.

### SHOWER ROOM

Suite comprising of shower cubicle with shower head and aqua panelled walls. WC and wash hand basin, window to the rear aspect. Radiator.

### OUTSIDE

The property sits on a larger than usual and enviable corner plot with large lawn to the front aspect,

driveway for providing off road parking for multiple vehicles. side access leads to the rear garden which is partially paved providing the perfect space to entertain, area laid with lawn and flower beds with established shrubs, large brock built shed providing storage.

### 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 mains 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 'My Simple Mortgage' 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

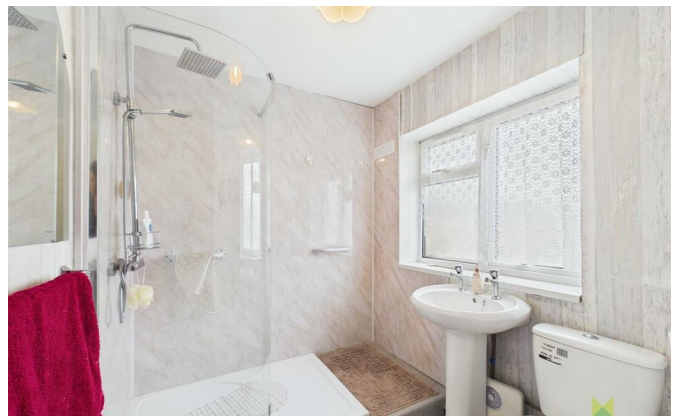
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

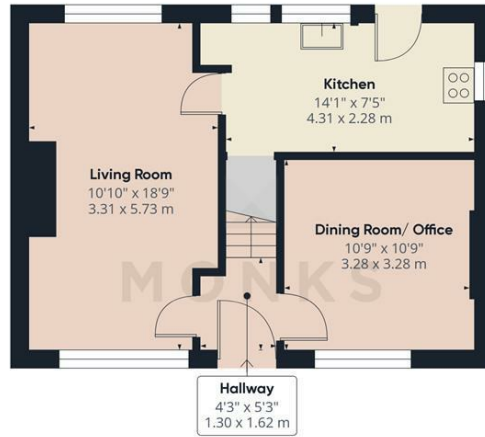
#### NEED TO CONTACT US

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.

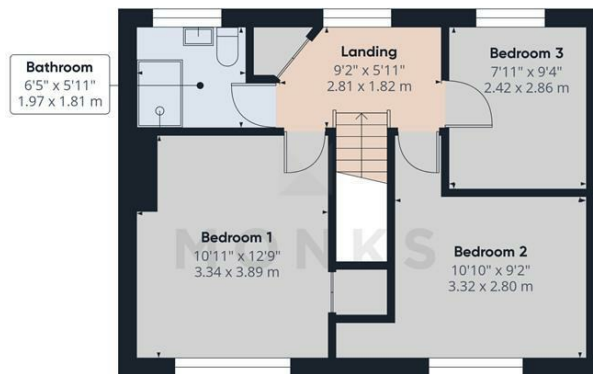
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
894.6 ft<sup>2</sup>  
83.11 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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## Get in touch

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## Oswestry office

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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