

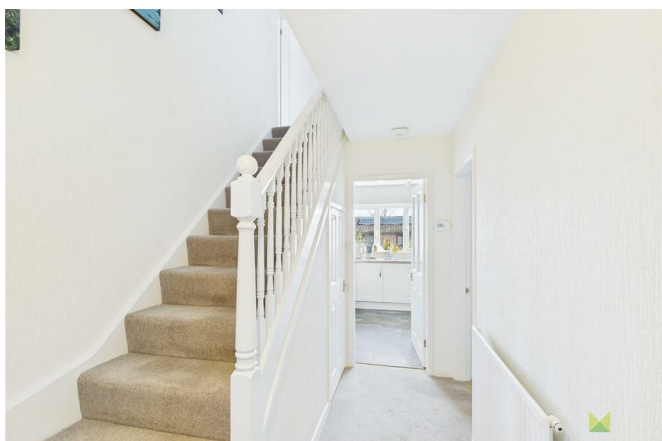
# 2 Breidden Close Oswestry SY11 1TT



**4 Bedroom House**  
**Offers In The Region Of £389,950**

## The features

- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM
- ATTRACTIVE RE-FITTED KITCHEN, UTILITY
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CORNER PLOT IN SOUGHT AFTER LOCATION
- THROUGH LOUNGE, DINING/FAMILY ROOM
- 4 BEDROOMS AND FAMILY BATHROOM
- ESTABLISHED GARDENS
- EPC RATING C



**\*\*\* 4 BEDROOM DETACHED FAMILY HOME \*\*\***

An immaculately presented and improved 4 bedroom Detached home which has been extended to provide spacious and versatile accommodation, perfect for today's modern lifestyle.

Occupying an enviable corner plot in this much sought after location a pleasant stroll from the Town and all its amenities. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Through Lounge/Sitting Room, Dining/Family Room, re-fitted Kitchen, 4 Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, Garage with useful store to the rear which could be used as a utility, or provide a Home Office and enclosed established gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools and the Town Centre is a short distance away where you will find a host of amenities and cafe culture.

### RECEPTION HALL

Sealed unit double glazed entrance door to Entrance Porch with quarry tiled floor and wooden and glazed door to Reception Hall, radiator, useful under stairs storage cupboard.

### CLOAKROOM

with WC and wash hand basin, window to the front.

### LOUNGE/FAMILY ROOM

A lovely through room with great flexibility of living and naturally well lit by window to the front and sliding patio doors to the rear garden. Media point, radiators.

### DINING/FAMILY ROOM

Another versatile room, perfect for a growing family or those who love to entertain, with bow window to the front and further window overlooking the rear garden. Media point, radiator.

### KITCHEN

Attractively fitted with cream fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space for washing machine, dishwasher and fridge/freezer. Inset 4 ring hob with extractor hood over and drawers beneath and built in double eye level oven and grill with storage above and below. Tiled surrounds and matching range of eye level wall units, attractive tiled flooring, window overlooking the garden and opening to Rear Entrance with door to garden.

### FIRST FLOOR LANDING

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

### BEDROOM 1

A lovely light room with window to the front and further window to the side with an impressive open aspect over the Town and hills in the distance. Two double built in wardrobe, radiator.

### BEDROOM 2

with window overlooking the rear, built in double wardrobe, radiator.

### BEDROOM 3

With window to the front, built in double wardrobe. Radiator.

### BEDROOM 4

With window to the front, built in storage cupboard, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### GARAGE AND UTILITY STORE

Good sized Garage with remote controlled electric roller shutter door, power and lighting with door opening to Utility Store (which could make a great home office) with door leading to the garden.

### OUTSIDE

The property occupies an enviable corner position approached over driveway with ample parking for several vehicles and gravelled forecourt area with access to the attached Garage. Shaped lawn with flower and shrub beds. Side pedestrian access leads to the enclosed Rear Garden which has an excellent sized sun terrace adjacent to the property, ideal for those who love to entertain outdoors. The Garden area is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with timber fencing. Side garden with hedge, lawn and specimen trees

### 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 D - 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

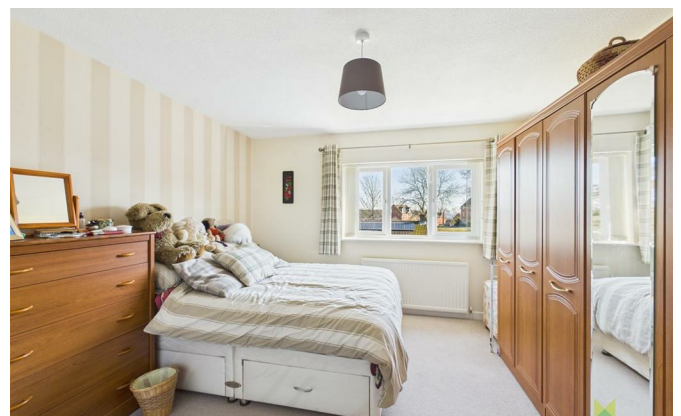
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.









## 2 Breidden Close, Oswestry, SY11 1TT.

4 Bedroom House

Offers In The Region Of £389,950





**Judy Bourne**

**Director at Monks**

judy@monks.co.uk

**Get in touch**

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

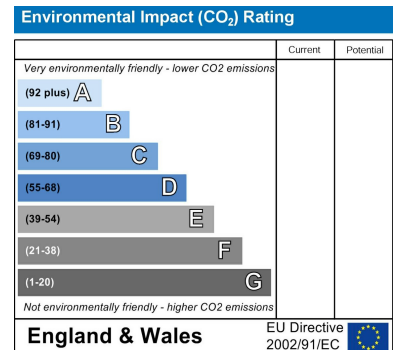
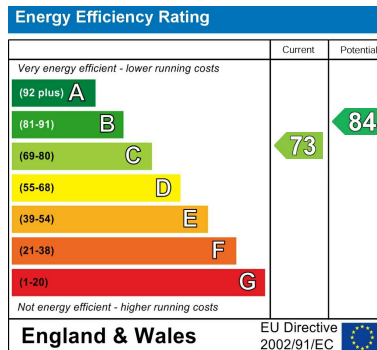
**Oswestry office**

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.