

# 28 Bentley Drive Oswestry SY11 1TQ



5 Bedroom House - Detached  
£500,000

## The features

- EXCELLENT 5 BEDROOM DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM, 3 RECEPTION ROOMS
- PRINCIPAL BEDROOM AND GUEST BEDROOM WITH EN SUITES
- DRIVEWAY WITH PARKING AND DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED.
- PERFECT FOR GROWING FAMILY
- SPACIOUS LIVING/DINING/KITCHEN AND UTILITY ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- OPEN ASPECT TO THE FORE.



\*\*\* ENVIABLE LOCATION - EXCELLENT FAMILY HOME \*\*\*

An opportunity to purchase this well maintained 5 bedroom detached home affording deceptively spacious, versatile accommodation - perfect for today's modern lifestyle of a growing family, work from home or those who just require space.

Occupying an enviable slightly elevated position on a private driveway of two house with a lovely open aspect to the fore. Being a short pleasant stroll from the busy market Town of Oswestry and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises inviting Reception Hall, good sized Lounge, Dining Room, Family Room/ Home Office, Living/ Dining/ Kitchen, Utility and Cloakroom. On the First Floor are the Principal and Guest Bedrooms each with en suite Shower Rooms along with 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, detached double Garage and delightful well stocked gardens.

Viewing highly recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. With wooden effect floor covering, radiator, useful under stairs storage cupboard.

#### CLOAKROOM

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

#### LOUNGE

A generous well proportioned room being naturally well lit by walk in bay window with French doors leading onto the sun terrace and gardens. Attractive fire surround housing living flame gas fire, media point, radiator.

#### DINING ROOM

Another generous sized room with bay window overlooking the front, radiator.

#### FAMILY ROOM/HOME OFFICE

with window to the front, radiator.

#### LIVING/DINING/KITCHEN

A good sized room with Living/Dining area having ample space for table, sofa etc. Divide to Kitchen which is fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with extractor hood over and double oven and grill beneath, recess for fridge/freezer. Tiled surrounds and matching range of eye level wall units, tiled flooring throughout, radiator, window overlooking the garden.

#### UTILITY ROOM

with continuation of unit with single drainer sink set into base cupboard with work surface extending to either side with space beneath for appliances, tiled surrounds and wall units, radiator. Door to the garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

#### PRINCIPAL BEDROOM

A generous sized room with window overlooking the rear garden. Excellent range of fitted bedroom furniture including wardrobes and central dressing table. Radiator.

#### EN SUITE BATHROOM

with panelled bath, wash hand basin set into concealed vanity with storage and WC. Complementary tiled surrounds, radiator.

#### GUEST BEDROOM

having window overlooking the rear garden. Range of fitted bedroom furniture including wardrobes and central dressing table, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin set into concealed vanity with storage, WC. Complementary tiled surrounds, radiator, window to the side.

#### BEDROOM 3

Another generous double room with window to the front with pleasant open aspect, Range of fitted bedroom furniture, radiator.

#### BEDROOM 4/HOME OFFICE

with window to front with open aspect, radiator.

#### BEDROOM 5

again with window to the front with open aspect, radiator.

#### FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, radiator, window to the front.

#### OUTSIDE

The property occupies an enviable position tucked away at the rear of this popular development approached over a private driveway which serves just two homes and has a lovely open aspect to the fore over open space and mature trees and from where there is a view through to the famous hill Forte.

Double Garage with twin up and over doors, power and lighting point. Side pedestrian access leads around to the lovely, established Rear Garden which has a good sized paved sun terrace and shaped lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees which provide a good level of privacy. Enclosed with wooden fencing and brick wall.

#### 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 and would recommend again that this is verified.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F- 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.







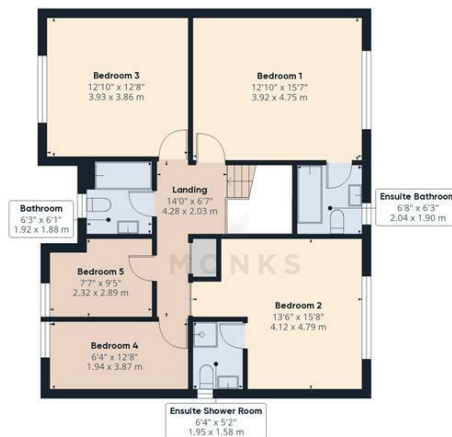
## 28 Bentley Drive, Oswestry, SY11 1TQ.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
2127.37 ft<sup>2</sup>  
197.64 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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**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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