

9 High Grove Oswestry SY11 2YF



3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- DECEPTIVELY SPACIOUS FAMILY HOME
- GOOD SIZED LOUNGE WITH FEATURE FIRE
- THREE BEDROOMS AND DRESSING ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE CUL DE SAC LOCATION
- DINING ROOM AND CONSERVATORY
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



*** SPACIOUS 3 BEDROOM SEMI DETACHED HOME ***

An opportunity to purchase this well presented and improved 3 Bedroom semi detached home perfect for a first time buyer or growing family.

Occupying an enviable cul de sac location in a sought after area of Oswestry with ease of access to the A5/ M54 motorway network, and railway links at the nearby Village of Gobowen.

The accommodation which has been re-configured to provide spacious and versatile living comprises of Lounge, Dining/Family Room, attractive Kitchen, Conservatory, 3 - 4 Bedrooms and contemporary Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings Essential

Property details

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, Friday and Saturday in the Town Centre, and a nearby park with activities and fields. 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.

ENTRANCE

Covered entrance with door leading into,

DINING ROOM

A well lit room with a window to the front aspect, laminate flooring, and a staircase leading to the First Floor Landing, Radiator and doors leading off,

LOUNGE

With window to the front aspect, fire surround housing gas fire and hearth, coved ceiling. Radiator.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Undermount sink with mixer tap over. Integrated oven/ grill with inset four ring gas hob over and extractor hood above. Partially tiled walls and further range of wall mounted units. Tiled flooring, coved ceiling, space beneath work surface for washing machine and dishwasher. Radiator, window to the rear aspect and door leading into,

CONSERVATORY

With windows to three sides, and French doors leading out to the Rear Garden. Tiled flooring, radiator.

UTILITY/ STORAGE ROOM

Coved ceiling, window to the rear aspect and door leading out to the Rear Garden. Power points, tiled flooring. Radiator.

FIRST FLOOR LANDING

From the Dining Room, stairs lead to the First Floor Landing with access to the loft space which has been partially boarded. Radiator and doors leading off,

BEDROOM 1

With window to the front aspect, two fitted wardrobes, coved ceiling and radiator.

BEDROOM 2

With window to the front aspect, coved ceiling. Radiator

BEDROOM 3

With window to the rear aspect. Radiator.

DRESSING ROOM

Formally a bathroom, the room has been modified to provide ample space for a dressing table and clothes hanging. The pipework has been capped off, therefore having the potential to be reverted back to its original use.

FAMILY BATHROOM

Modern suite comprising of shower cubicle with aqua panelled walls and power shower head, window to the rear aspect. WC and wash hand basin set into vanity unit. Partially tiled walls and tiled flooring. Heated towel rail and coved ceiling.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking for two vehicles. The rear garden has a paved patio area perfect for entertaining, wooden storage shed, area laid with lawn (recently re seeded) and enclosed with fencing.

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 - 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.





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Get in touch

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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