

# Cathkin Mount Drive Oswestry SY11 1BG



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £350,000**

## The features

- NO ONWARD CHAIN
- ORIGINAL FEATURES WITH SASH WINDOWS, PINE DOORS AND FIREPLACES
- THREE BEDROOMS AND FAMILY BATHROOM
- BEAUTIFULLY SOUTH FACING LANDSCAPED REAR GARDEN
- ENERGY PERFORMANCE RATING"
- CHARMING THREE BEDROOM PERIOD FAMILY HOME
- LOUNGE DINING ROOM AND CONSERVATORY
- DRIVEWAY WITH AMPLE PARKING
- ENVIABLE LOCATION IN A SOUGHT AFTER AREA OF OSWESTRY
- VIEWINGS ESSENTIAL



### \*\*\* IMPRESSIVE PERIOD HOME SET IN LARGE GARDENS \*\*\*

An excellent opportunity to purchase this attractively presented, period 3 bedroom semi detached home. Having been modernised and offering versatile accommodation, perfect for today's modern lifestyle whilst retaining many of its original features including fully refurbished, draft proofed and double glazed original sash windows, pitched pine doors and feature fireplaces.

Occupying a truly enviable position located in a private drive in a much sought after area of Oswestry and being within walking distance of its amenities. For commuters there is easy access to the A5/ M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, 3 generous Bedrooms and family Bathroom and having scope for further extension subject to relevant planning.

The property has the benefit of gas central heating, excellent sized landscaped rear garden, garage and driveway with off road parking.

**Viewings essential**

### Property details

#### LOCATION

This charming property enjoys a prime position in the heart of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

#### RECEPTION HALL

Wooden porch with slate roof and tiled flooring leads from the driveway into the Entrance Hallway. Wooden entrance door, decorative tiled flooring, dado railing.

#### GALLEY STYLE KITCHEN

fitted with a range of units incorporating double drainer sink set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and ample space for appliances. Tiled surrounds and eye level wall units, two windows overlooking the front, wooden effect flooring, radiator.

#### LOUNGE

A well lit room with two sash windows to the rear aspect and sliding door opening out to the sun

terrace with covered glazed canopy - perfect for outdoor entertaining. Chimney breast with attractive surround and marble hearth housing fire, parquet wood block flooring, radiator.

#### DINING/FAMILY ROOM

with sash window to the front aspect, chimney breast with decorative wooden surround, Radiator and door to

#### CELLAR

Staircase leading down from the Dining Room to the Cellar which has a cellar window providing natural light. The cellar is currently used for storage with power sockets and lights having potential to be converted into a usable room.

#### GARDEN ROOM

A lovely addition providing an inviting and well lit space with windows to three sides overlooking the landscaped gardens with French doors leading out to the Rear Garden. Tiled flooring. Radiator.

#### WC

With WC, quarry tiled flooring approached from the outside adjacent to the Garden Room.

#### FIRST FLOOR LANDING

Staircase leads from the Dining Room to the First Floor Landing. Access hatch providing access to the roof space, doors leading off,

#### BEDROOM 1

A good sized double bedroom with sash window to the front aspect. Cupboard above the stairs with fitted shelving for storage. Traditional column radiator and cover ceiling.

#### BEDROOM 2

Double bedroom with sash window to the side aspect, coved ceiling. Radiator.

#### BEDROOM 3

With sash window to the front aspect, fitted wardrobes and alcove shelving. Radiator.



## BATHROOM

Period suite comprising of panelled bath with shower head over and wash hand basin. Sash window to the front aspect, partially tiled walls, vinyl flooring and heated towel rail.

## SEPARATE WC.

With sash window to the rear aspect. WC, vinyl flooring

## GARAGE/WORKSHOP

With up and over door to the front aspect, housing gas fired combination boiler.

## OUTSIDE

South Facing Rear Garden- The property boasts a charming and well-maintained exterior, with driveway to the front offering off-road parking for multiple vehicles, Two attractive stone pillars and enclosed by a mature hedge. To the rear of the property there is a beautifully landscaped garden with a feature pond and a paved courtyard. A spacious patio area provides the perfect space for entertaining guests or for those who love to dine alfresco. Large lawn area bordered by flower borders with established shrubs and specimen trees. Glazed greenhouse, storage shed, and a pathway winds down the garden, with paved steps leading to the lawn area. The entire garden is enclosed with a combination of hedging and fencing.

## 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 mains electric, water and drainage are connected with gas central heating.

### 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.

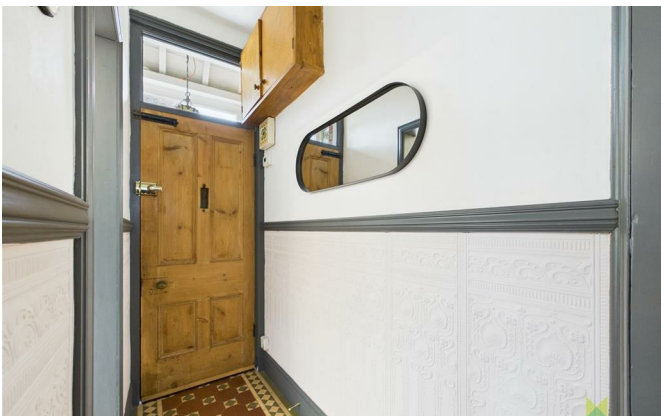
## REMOVALS

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.

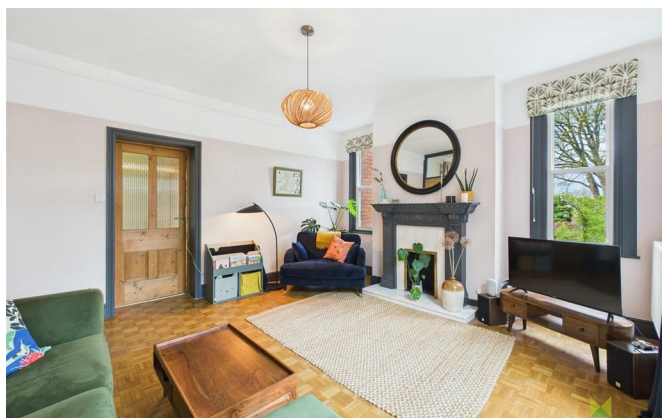






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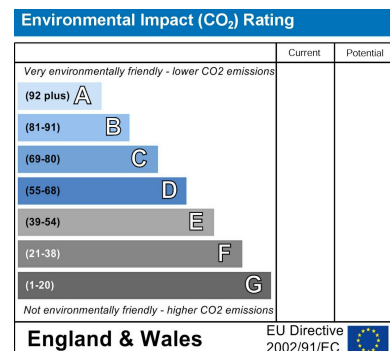
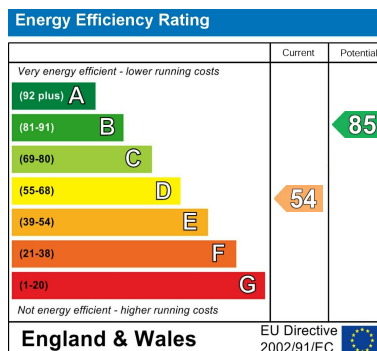
**Oswestry office**

16 Church Street, Oswestry,  
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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**



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