

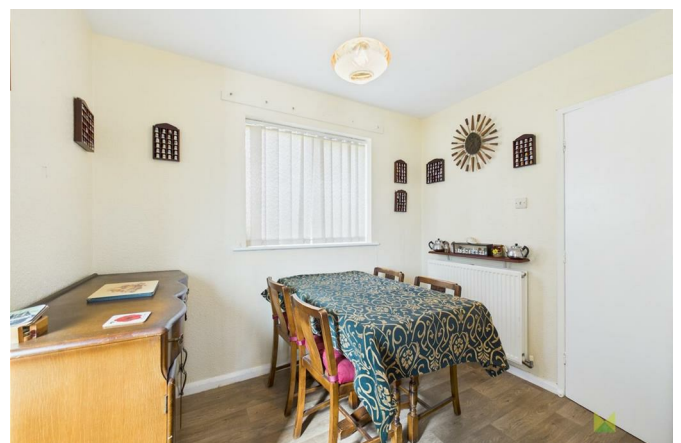
17 Langland Road Oswestry SY11 2DL



3 Bedroom House - Terraced
Offers In The Region Of £179,500

The features

- MATURE THREE BEDROOM SEMI DETACHED
- LOUNGE, FITTED KITCHEN AND DINING ROOM
- FAMILY BATHROOM AND CLOAKROOM
- ENCLOSED FRONT AND REAR GARDENS
- ENERGY PERFORMANCE RATING "
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- BRICK BUILT STORAGE SHEDS WITH POWER
- VIEWINGS ESSENTIAL



*** MATURE THREE BEDROOM SEMI DETACHED HOME ***

An opportunity to purchase this mature 3 bedroom home offered for sale with no upward chain, perfect for a first time buyer or growing family.

Occupying an enviable position on the edge of this popular location, with excellent amenities on hand and a short stroll from the Town Centre.

The accommodation briefly comprises Entrance Hall, Lounge, Kitchen, Dining Room, Cloakroom, 3 Bedrooms and Family Bathroom.

The property has the benefit of gas central heating, enclosed front and rear garden, brick built storage sheds and close to town location.

Viewing recommended.

Property details

LOCATION

This property enjoys a sought after position on the edge 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.

ENTRANCE HALLWAY

Covered entrance leading into the Entrance Hallway with staircase leading to First Floor Landing. Door opening to storage cupboards, further doors leading off,

LOUNGE

With window to the rear aspect, feature fireplace with wooden fire surround and hearth. Radiator

DINING ROOM

With window to the side aspect and door leading out to the Rear Garden

KITCHEN

Range of base level units comprising of cupboards and drawers with work surface over, single drainer sink with mixer tap set into base level unit. Space for freestanding cooker with extractor hood over, further

space for washing machine and tumble dryer beneath work surface. Further range of matching wall mounted units, partially tiled walls, window to the front aspect, door opening to storage cupboard with work surface and housing gas fired boiler.

CLOAKROOM

With window to the front aspect, WC and wash hand basin with complimentary tiled splashback.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing, with window to the front aspect, access to loft space, and door opening to airing cupboard housing hot water immersion tank. Doors leading off,

BEDROOM 1

Good sized double bedroom with window to the rear aspect. Radiator

BEDROOM 2

Double bedroom with window to the rear aspect, double fitted wardrobe. Radiator.

BEDROOM 3

With window to the front aspect, over stairs storage cupboard. Radiator.

FAMILY BATHROOM

Suite comprising of shower cubicle with shower head over, WC and wash hand basin. Window to the front aspect, partially tiled walls. Radiator.

STORAGE ROOM

From the Dining Room door opens to inner hallway with door opening to brick built storage room. Further door opening to second storage room with window to the rear aspect. Power and lighting.

OUTSIDE

To the front of the property there is a pathway leading to the covered entrance, and to the side of the property into the Rear Garden. Lawn area surrounded with flower borders and enclosed with hedges. To the rear of the property there is a paved patio area and further space laid with lawn. Enclosed with hedges.

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 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 '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

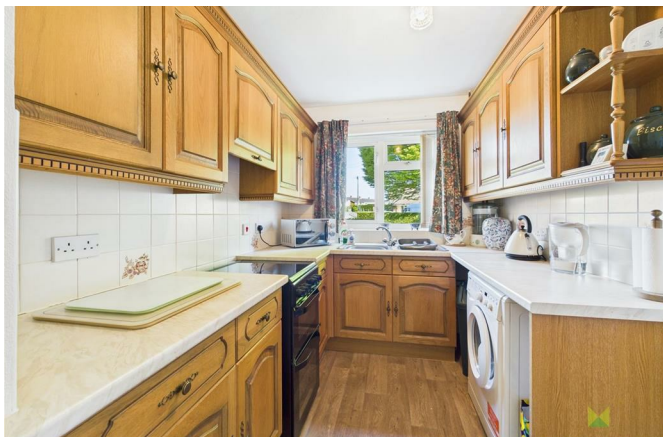
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

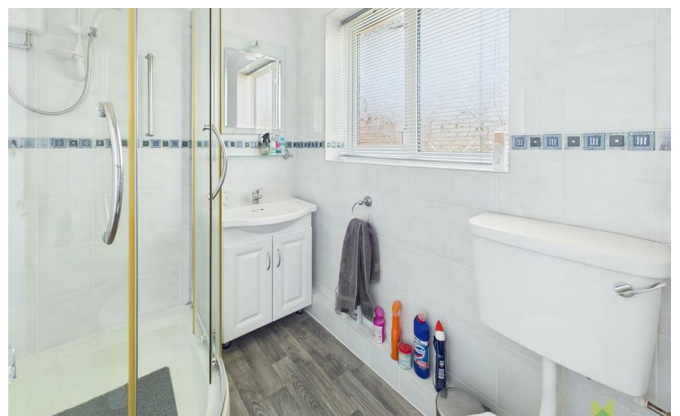
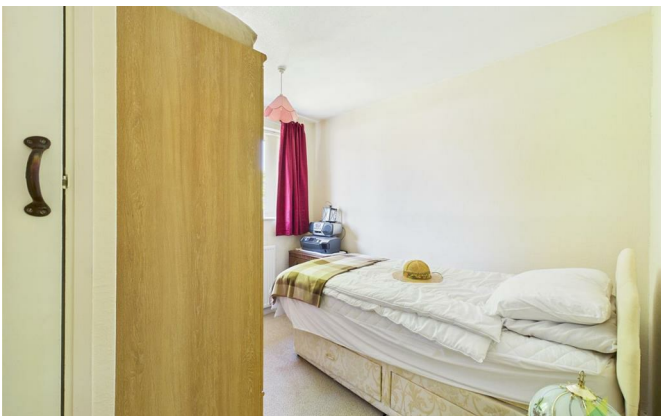
REMOVALS

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

NEED TO CONTACT US

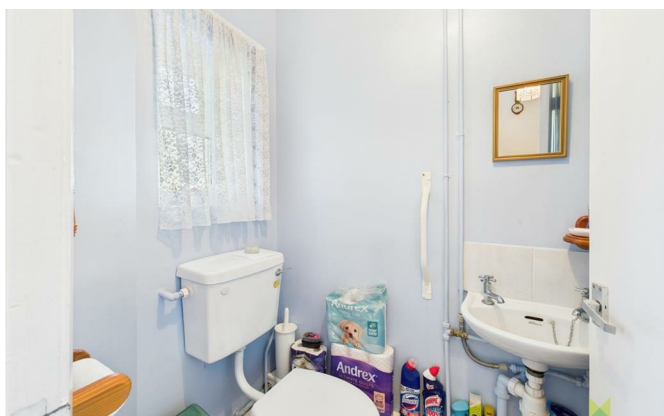
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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Offers In The Region Of £179,500





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Get in touch

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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

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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