

27 Rosehill Drive Whittington Oswestry SY11 4BE



3 Bedroom House - Semi-Detached
Offers In The Region Of £250,000

The features

- ATTRACTIVE 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE AND EXTENDED LIVING/DINING/KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- IDEALLY PLACED FOR COMMUTERS
- NO UPWARD CHAIN
- ENVIABLE CUL DE SAC LOCATION
- 3 BEDROOMS AND BATHROOM
- MUCH SOUGHT AFTER VILLAGE WITH EXCELLENT AMENITIES
- VIEWING HIGHLY RECOMMENDED



*** WELL PRESENTED AND EXTENDED SEMI DETACHED HOUSE ***

An excellent opportunity to purchase this neatly presented, improved and extended 3 bedroom home, perfect for first time buyer or growing family.

Occupying an enviable cul de sac location in this much sought after village ideal for commuters with ease of access to the A5/M54 motorway network. Whittington offers great local facilities including school, general store and public houses/restaurants.

The accommodation briefly comprises Reception Hall, good sized Lounge, lovely open plan Living/Dining/Kitchen, 3 Bedrooms and Bathroom.

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

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

RECEPTION HALL

with tiled floor and stairs to the First Floor.

LOUNGE

A lovely light spacious room with bow window overlooking the front, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

The hub of the home which has been extended to provide versatile space - ideal for those who love to entertain.

The Kitchen is fitted with range of cream fronted shaker style units incorporating enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurface over and having integrated dishwasher with matching fascia panel, free standing slot in cooker with double oven and grill and extractor hood over, tiled surrounds and range of eye level wall units. Useful pantry cupboard, wall mounted contemporary column style radiator. Opening to

Living/Dining area being of brick and sealed unit double glazed construction with double opening French doors leading onto the garden, media point, radiator.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

BEDROOM 1

having window to the front, built in double wardrobe and storage cupboard, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiling, heated towel rail.

OUTSIDE

The property is approached over driveway with parking. The Front Garden is laid to lawn with flower and shrub beds.

Side pedestrian access to the enclosed rear garden which has good sized paved sun terrace, lawn and garden storage shed. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

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 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.

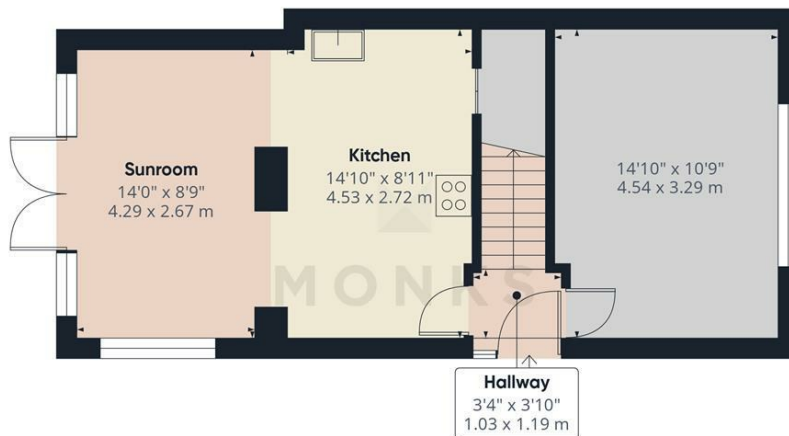
NEED TO CONTACT US

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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Floor 0



Floor 1



Approximate total area⁽¹⁾
782 ft²
72.6 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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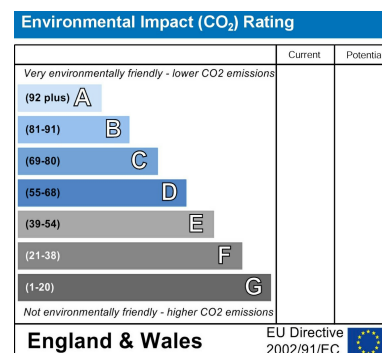
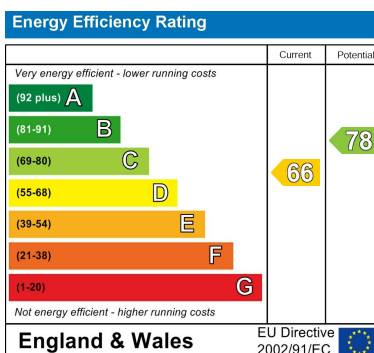
Oswestry office

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



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