

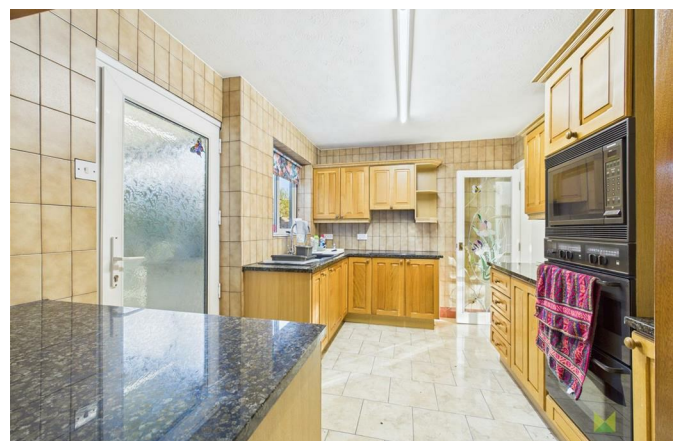
# Hidcote Weston Avenue Oswestry SY11 2BH



**4 Bedroom Bungalow - Detached**  
**Offers In The Region Of £399,995**

## The features

- FABULOUS FOUR BEDROOM DORMER BUNGALOW
- SPACIOUS LOUNGE, CONSERVATORY & DINING ROOM
- GROUND FLOOR BEDROOM AND HOME OFFICE
- FAMILY BATHROOM AND SEPERATE TOILET
- VIEWINGS ESSENTIAL
- OCCUPYING AN ENVIABLE POSITION
- KITCHEN, UTILITY ROOM AND CLOAKROOM
- THREE FURTHER BEDROOMS ON THE FIRST FLOOR
- LARGE GARDENS WITH MATURE SHRUBS
- ENERGY PERFORMANCE RATING 'C'



### \*\*\* FOUR BEDROOM DORMER BUNGALOW- ESTABLISHED GARDENS \*\*\*

**An opportunity to purchase this spacious four bedroom 1950's detached dormer style bungalow offering spacious and versatile living throughout, having scope for modernisation providing the option to make this property your home.**

**Set in an enviable position down a private drive, tucked away from the main road. The property enjoys a highly sought after location with walking distance of the Market Town centre of Oswestry.**

**Briefly comprising of Entrance Porch, Reception Hall, Cloaks cupboard and Cloakroom, Lounge, Kitchen, Dining Room, Conservatory, Ground Floor Bedroom leading to, Home Office/ Study and Bathroom on the ground floor. The first floor has three further bedrooms.**

**Having benefit of gas central heating, full double glazing, driveway with ample parking for multiple vehicles, two garages and large established wrap around gardens.**

**Viewings highly recommended**

#### Property details

##### LOCATION

The property occupies an enviable position in a sought after location in the popular market Town of Oswestry. A short drive, or stroll from all the amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors, and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen provides direct access to North Wales to the North and West Midlands and London to the south.

##### ENTRANCE PORCH

Entrance door leads into the Entrance Porch with tiled flooring. Further door leading into,

##### RECEPTION HALL WITH CLOAKS CUPBOARD

A welcoming space with door opening to cloaks cupboard with window to the front aspect and phone line. Staircase leading to the First Floor Landing with storage cupboard beneath. Radiator, further doors leading off,

##### LOUNGE

A well lit room with two sliding doors to the front aspect overlooking the garden. Window to the side aspect, feature gas fire with tiled hearth. Coved ceiling. Radiator, door leading into,

##### DINING ROOM

With ample space for dining table. Radiator, door leading into Conservatory and peninsular divide with archway leading into,

##### KITCHEN

Fitted with a range of oak fronted base level units and marble work surface over. One and a half bowl drainer

sink with window above overlooking the rear aspect. Integrated double oven/ grill and integrated microwave. Inset four ring hob with extractor hood over and integrated dishwasher with matching fascia panel. Further range of matching wall mounted units. Door leading into the Utility Room.

##### CONSERVATORY

Being of brick based and sealed unit, the large Conservatory has windows to three sides overlooking the large gardens. Tiled flooring, radiator and power sockets.

##### BEDROOM 1 (GROUND FLOOR)

With window to the front aspect. Radiator, fitted wardrobes, door leading into,

##### HOME OFFICE/ STUDY

With window to the side and rear aspect, single drainer sink set into base level unit. Radiator.

##### BATHROOM

With window to the rear aspect and suite comprising of panelled bath, shower cubicle, bidet and vanity unit housing wash hand basin. Fully tiled walls and heated towel rail.

##### CLOAKROOM

With WC, partially tiled walls, Radiator, window to the rear aspect,

##### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Door opening to airing cupboard. Further doors leading off,

##### BEDROOM 2

With window to the front aspect. Radiator and vanity unit housing wash hand basin. Range of fitted wardrobes.



### **BEDROOM 3**

With window to the front aspect, vanity unit housing wash hand basin. Fitted wardrobes, Radiator, access to loft space.

### **BEDROOM 4**

With window to the front aspect. Radiator.

### **OUTSIDE**

The property is approached down a private drive leading to the property. The the front and side aspect there is a large driveway providing ample off road parking for several vehicles.

There are large gardens enclosed with brick wall and fencing. Green house with electric socket. Brick built store room with uPVC door at either end.

### **GARAGES**

The property benefits from two garages, one attached garage with electric operated up and over doors to the front aspect and a further detached garage with side access door and up and over door to the front aspect.

### **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 mains services are connected.

#### **COUNCIL TAX BANDING**

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

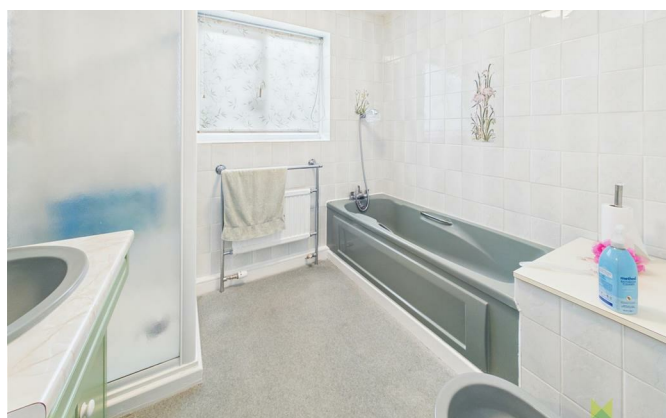
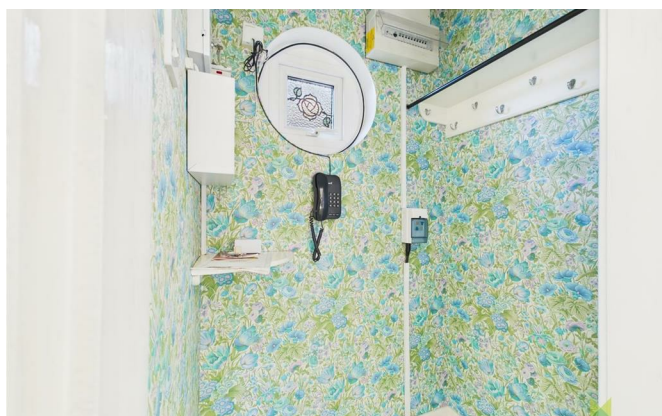






## Hidcote Weston Avenue, Oswestry, SY11 2BH.

4 Bedroom Bungalow - Detached  
Offers In The Region Of £399,995





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1797 ft<sup>2</sup>  
167 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.