

**FOR SALE**

Offers in the region of £395,000

Bankside 2 Monkmoor Road, Oswestry, Shropshire, SY11 2LB

An immaculate extended and beautifully presented 1920's Detached Family House, set in attractive well stocked gardens with good parking/garage space (STPP), whilst located in a popular residential area with easy access to the town centre.





- **Extended Period Detached House**
- **Immaculately Presented**
- **Well Proportioned Accommodation**
- **Lovely Well Stocked Gardens**
- **Good Parking/Garage Space**
- **Within Walking Distance of Town Centre**

DIRECTIONS

From Oswestry town centre proceed down Salop Road and turn left at the crossroads (by the Holy Trinity Church) onto Middleton Road. Proceed to the mini roundabout and take the first exit continuing on Middleton Road. Take the third left hand turning into Monkmoor Road and the property will be seen as the first on the right.

SITUATION

The property is attractively positioned in a popular residential area of the town being within walking distance of the town centre shops. The town also provides an excellent range of amenities including recreational, social, schooling and a business park. Commuters have ready access to the A5 linking south to Shrewsbury and north towards Wrexham.

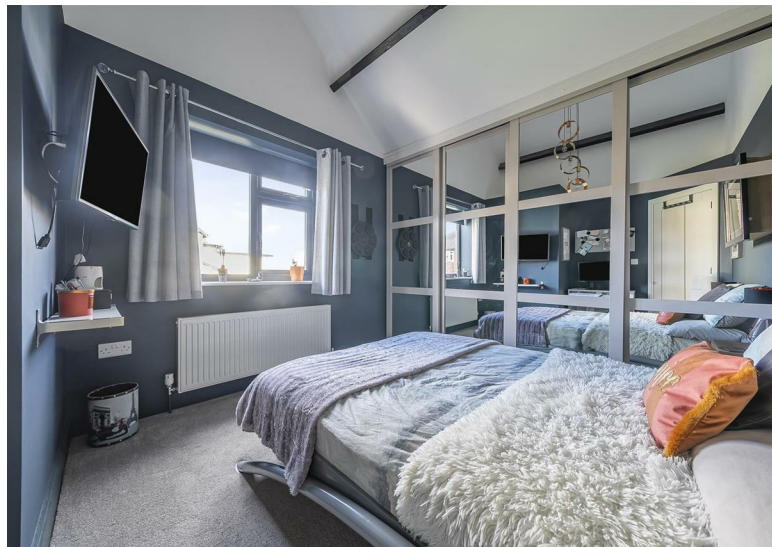
DESCRIPTION

Bankside offers an attractive opportunity to a range of buyers, whether they be couples, families or retirees to acquire a well proportioned and most tastefully extended 1920's detached house, which retains a number of the original features, whilst having been particularly well appointed with contemporary fittings. The current owners have considerably improved the property in more recent years. This includes extending the property substantially over two storeys, which is believed to have been completed in 2021 and provides a stunning open plan kitchen/breakfast/dining room and enjoys a beautifully fitted kitchen with quartz work surfaces and a selection of appliances. On the first floor the extension has added two bedrooms - one of which has a wall to wall range of fitted wardrobes. Further points worthy of note include a particularly generous size lounge and families will be pleased to note the provision of a utility room. The hard flooring to the ground floor has been renewed with very 'life-like' wood effect vinyl flooring. The four good size bedrooms are served by the main combined bath/shower room.

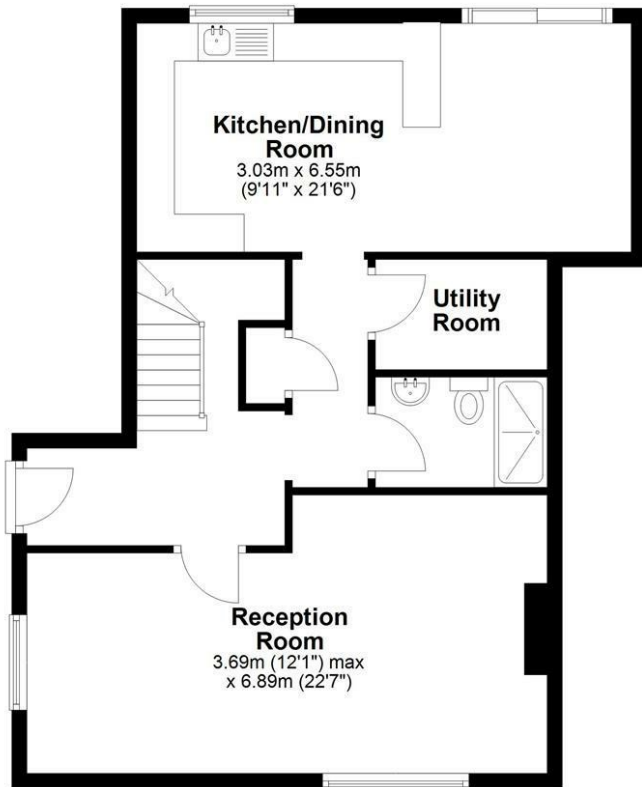
Outside the property is set on a corner plot, which is of an appealing size and includes a generous parking area with ample scope for the construction of a garage - subject to planning consent, whilst the gardens are particularly well stocked and include a greenhouse and Wendy house.

ACCOMMODATION

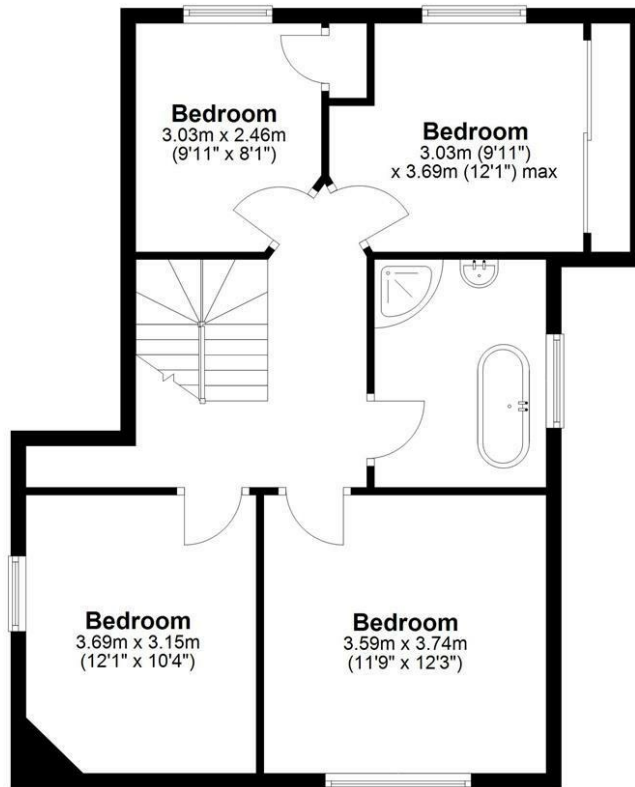
STORM PORCH



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



RECEPTION HALL

With period style contemporary front entrance door, attractive wood effect vinyl floor covering, feature decorated wall, deep storage cupboard with shelving.

GUEST CLOAKS/SHOWER ROOM

With wood effect vinyl floor covering. Wide tiled shower cubicle with wall mounted electric Triton shower unit, vanity unit with inset moulded sink unit with cupboard under, close coupled WC with concealed cistern. Chrome ladder radiator.

LOUNGE

With attractive wood effect vinyl floor covering, feature fireplace having painted decorative wood surround with inset painted tiles and open grate with tiled hearth, picture rail, twin window aspect out onto the gardens.

OPEN PLAN KITCHEN/DINING ROOM

With matching wood effect vinyl floor covering. The room has been designed and laid out as follows:

KITCHEN/BREAKFAST AREA

Extensively fitted with contemporary fittings to include extensive quartz work surfaces incorporating one and a half bowl sink unit with chrome mixer tap and drainer, matching upstand, built-in ELECTRIC SMEG CERAMIC HOB UNIT with INTEGRATED EXTRACTOR HOOD over. ELECTRIC LOW LEVEL OVEN. An extensive range of cornflower blue painted base and eye level units including cupboards and drawer units, feature corner ladder cupboard with fitted shelving, additional low level unit including twin carousel trays, wine rack, space for upright fridge/freezer, breakfast bar.

DINING AREA

With recess having feature decorated wall, large double glazed sliding patio doors leading out to the rear garden.

UTILITY ROOM

With wood effect vinyl floor covering. Fitted sink unit with wood effect surround and cupboard under, space and connection for washing machine and refrigerator. Matching eye level cupboard, fitted floor to ceiling range of cupboards including oil fired central heating boiler.

FIRST FLOOR LANDING

With access to roof space, cupboard with hot water cylinder and immersion heater fitted.

BEDROOM 1

Period fireplace, picture rail, front window aspect.

BEDROOM 2

With vaulted ceiling having exposed beams, wall to wall range of fitted wardrobes with four sliding mirrored doors, internal hanging rails and shelving, rear window aspect.

BEDROOM 3

With period fireplace, picture rail, exposed beam to ceiling.

BEDROOM 4

With sloping ceiling and exposed beam, built-in wardrobe, rear window aspect.

BATH/SHOWER ROOM

With wood effect vinyl floor covering. Period rolltop bath with claw feet, corner tiled shower cubicle with electric Triton shower unit, vanity unit with fitted wash hand basin and cupboard under, close coupled WC with concealed cistern. Contemporary window shutters.

OUTSIDE

The property is approached via two twin gated entrances which lead onto a gravelled parking area with ample space for a number of cars and possible space for the erection of a garage - subject to necessary planning consents.



THE GARDENS

These are an attractive feature to the property and are provided to both the front and rear and are provided of mainly three elevations and comprise of good size lawns, which are bounded by a privet hedge to the roadside. The borders are particularly well stocked with mature shrubs, trees and flowering plants. There is a timber arch with a gravel path to a seating area. Beyond the lawn and main shrubbery bed adjacent to the road is a cultivated area which is waiting to be either reseeded to lawn or turf. This area of the garden also includes a useful timber GARDEN SHED. Down the side of the house is a storage area which also incorporates the oil storage tank. On the alternative side of the house is a further enclosed garden area with privet hedge and trellis fencing. There is a lawn and an EXTENSIVE FLAGGED PATIO ideal for outdoor dining and barbecues etc. Useful timber GREENHOUSE and a child's timber WENDY HOUSE.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. We are advised that mains gas may be available in the road subject to further investigation. Oil fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitors.

COUNCIL TAX

The property is currently in Council Tax band C - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

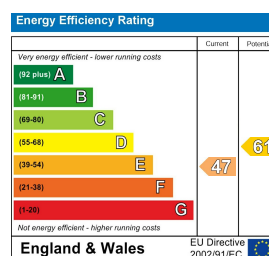
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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