

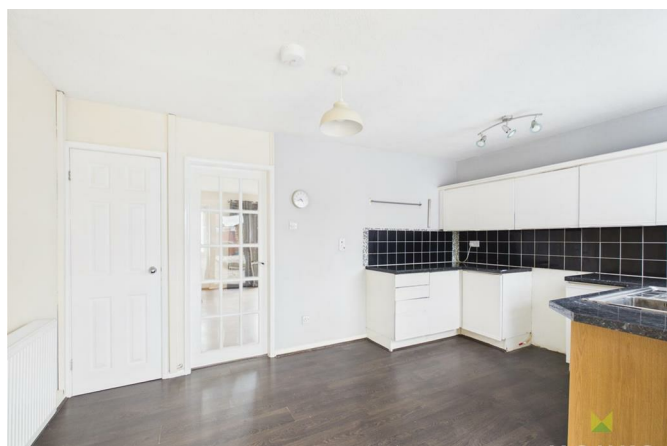
# 32 Hazel Grove Oswestry SY11 2XB



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £175,000**

## The features

- THREE BEDROOM MID TERRACED HOME
- WELL LIT LOUNGE WITH FIREPLACE
- TWO GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED EASY MAINTENANCE GARDEN
- VIWEINGS ESSENTIAL
- CONVENIENT POSITION CLOSE TO AMENITIES
- EXTENDED KITCHEN/ DINING ROOM
- FURTHER BEDROOM AND BATHROOM
- OFF ROAD PARKING AND GARAGE
- ENERGY PERFORMANCE RATING 'C'



**\*\*\* THREE BEDROOM MID TERRACED HOME \*\*\***

**An opportunity to purchase this neatly presented three bedroom mid terraced home offering scope for modernisation, perfect for first time buyers and investors.**

**Occupying a convenient position on the edge of the Market Town Centre having ease of access to a wealth of local amenities and transport links including the A5/ M54 motorway network.**

**Briefly comprising of entrance porch, lounge, extended kitchen/ dining room, three bedrooms and family bathroom.**

**Having benefit of gas central heating, double glazing, off road parking and enclosed easy maintenance rear garden.**

**Viewings essential**

**Property details**

**LOCATION**

The property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

**ENTRANCE PORCH**

Entrance door leads into the Entrance Porch which is of brick base and sealed unit with windows to the front and side aspect. Further door leading into,

**LOUNGE**

Naturally well lit with window to the front aspect, feature fireplace with surround and hearth housing gas fire. Wooden effect laminate flooring. Radiator, stairs leading to the First Floor Landing, door leading into,

**KITCHEN/ DINING ROOM**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, space for freestanding cooker and fridge/ freezer and further space for washing machine below work surface. Partially tiled walls and wall mounted units, window to the rear aspect, door opening to understairs storage cupboard and ample space for dining table. Radiator, French doors leading out to the Rear Garden.

**BEDROOM 1**

With window to the front aspect. Radiator,

**BEDROOM 2**

With window to the rear aspect, fitted storage cupboard. Radiator.

**BEDROOM 3**

With window to the front aspect. Radiator.

**FAMILY BATHROOM**

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin, partially tiled walls. Radiator.

**GARAGE**

With up and over door to the front aspect.

**OUTSIDE**

To the front of the property there is a pathway leading to the entrance door, area laid with lawn and enclosed with fencing.

To the rear of the property there is off road parking. The rear garden has been laid with slabs for ease of maintenance, raised borders with decorative gravel, decking area, with wooden shed. Enclosed with fencing to two side and brick wall.

**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 services are connected.

**COUNCIL TAX BANDING**

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

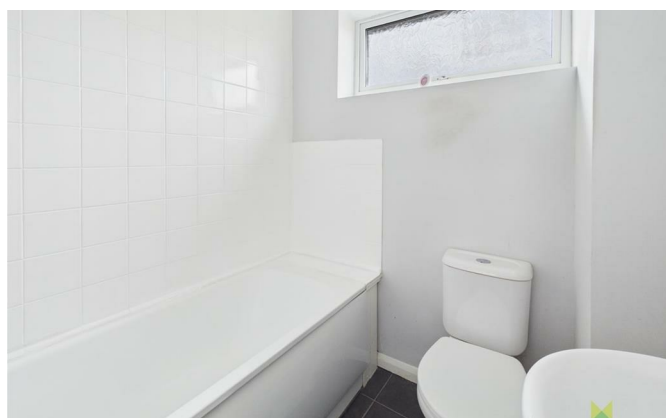
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

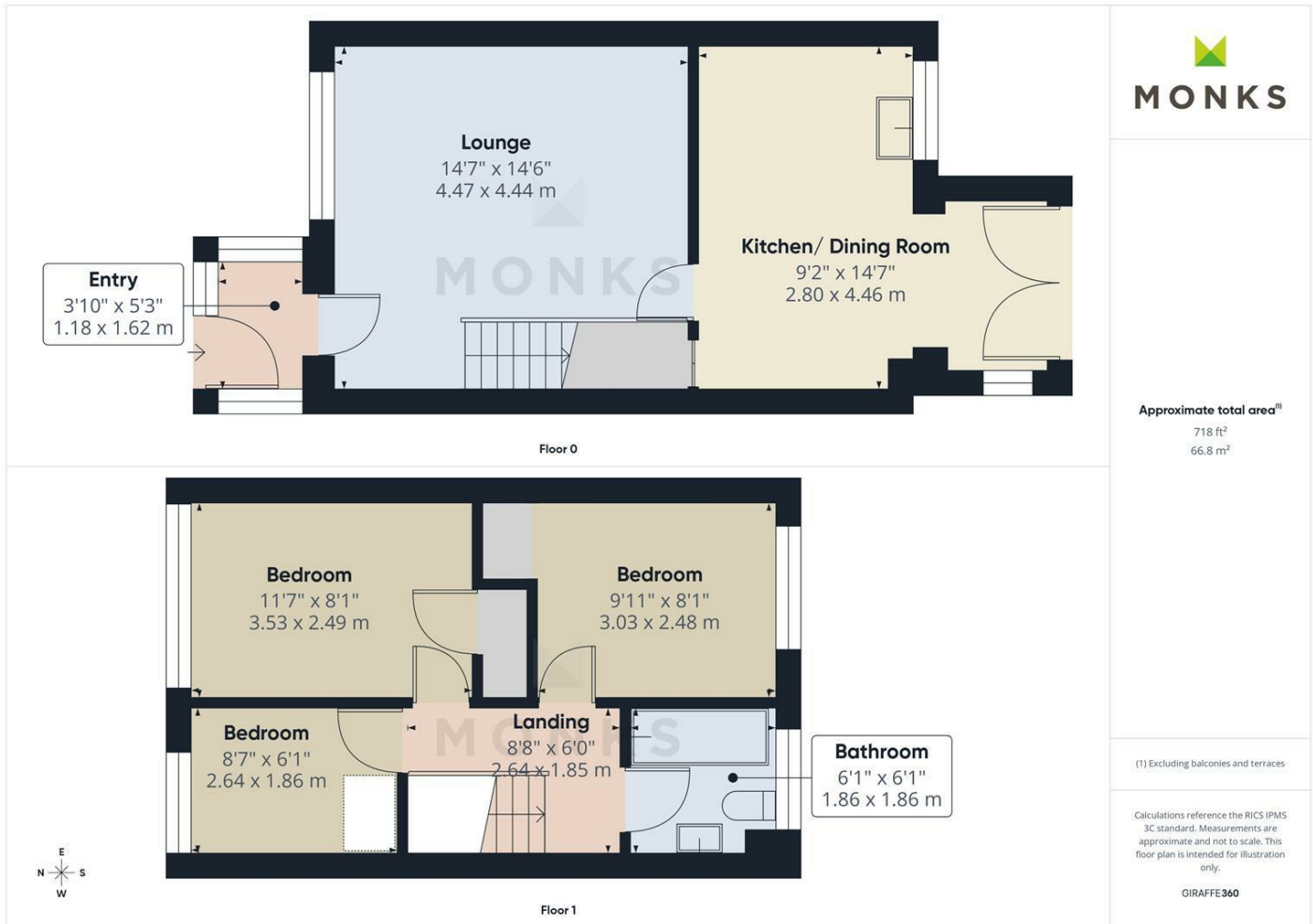
**NEED TO CONTACT US**

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.

## 32 Hazel Grove, Oswestry, SY11 2XB.

3 Bedroom House - Mid Terrace  
Offers In The Region Of £175,000





## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

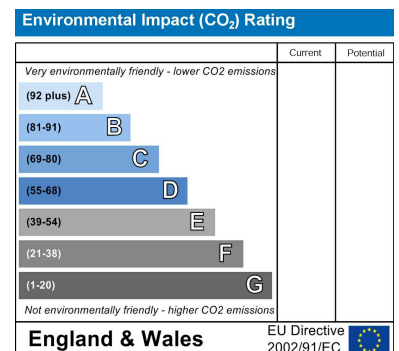
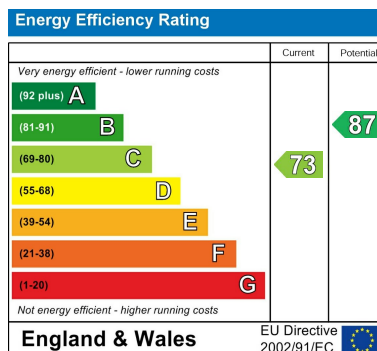
## Oswestry office

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



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