

# 2 South View Oswestry SY11 1PF



**3 Bedroom Bungalow - Detached**  
**Asking Price £340,000**

## The features

- STUNNING VIEWS ACROSS THE TOWN AND HILLS BEYOND
- IMMACULATELY PRESENTED VERSATILE LIVING
- 3 BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FORE SIDE AND REAR WITH LARGE SUN TERRACE
- ENVIABLE QUIET CUL DE SAC LOCATION
- GOOD SIZED LOUNGE/DINING ROOM, KITCHEN, SUN ROOM, CONSERVATORY
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



**\*\*\* STUNNING VIEWS ACROSS THE TOWN, SHROPSHIRE AND WELSH HILLS \*\*\***

An excellent opportunity to purchase this immaculately presented and improved 3 bedroom detached bungalow, set in an elevated position with the most fabulous back drop across the Town and way into the distance of the Shropshire and Welsh Hills.

Occupying an enviable quiet cul de sac location, close to local amenities, Town Centre and for commuters ease of access to the A5/M54 motorway network.

The deceptively spacious accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge/Dining Room, Sun Room, Conservatory, attractive Kitchen, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, established wrap around gardens with large sun terrace. Beautiful un interrupted views across the Town and Shropshire and Welsh Hills.

Viewing essential.

## Property details

### RECEPTION HALL

Composite door opens to L-shaped Reception Hall, wooden effect flooring, radiator.

### LOUNGE/DINING ROOM

The Lounge area has feature full height double glazed window overlooking the front, attractive wooden fire surround with marble inset housing living flame fire, media point, radiator. Dining area with ample space for table and French door leading to

### SUN ROOM

being of brick and sealed unit double glazed construction providing a lovely aspect and doors to the garden and sun terrace. There is a fabulous outlook over the Town and Hills beyond.

### KITCHEN

Attractively fitted with shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and drawers beneath and eye level oven and grill with cupboards above and below. Tiled surrounds and range of eye level wall units over with concealed lighting beneath, breakfast bar area, pantry cupboard, radiator. Window and door to

### CONSERVATORY/UTILITY

A great sized room offering versatility of space with single drainer sink set into base cupboard. Further range of base units with work surfaces over and space for appliances. Door to garden and wonderful aspect over the Town and Hills beyond.

### INNER HALL

With Airing Cupboard, access to roof space and off which lead

### BEDROOM 1

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

### BEDROOM 2

with window to the rear, built in double wardrobe, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property occupies a truly enviable position in this quiet cul de sac. Approached over driveway with parking for several cars and leading to the Garage. The Front

Garden is of a good size and laid to shaped lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing. Side pedestrian access leads around to the side which has an extensive decked sun terrace from where you can enjoy the afternoon and evening sun and take advantage of the lovely open aspect across the Town and Shropshire and Welsh Hills beyond. To the rear is a large paved patio which gives access to the Garage and Workshop/Store. The Gardens offer a great level of privacy and enclosed with fencing.

### 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 mains services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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](http://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.

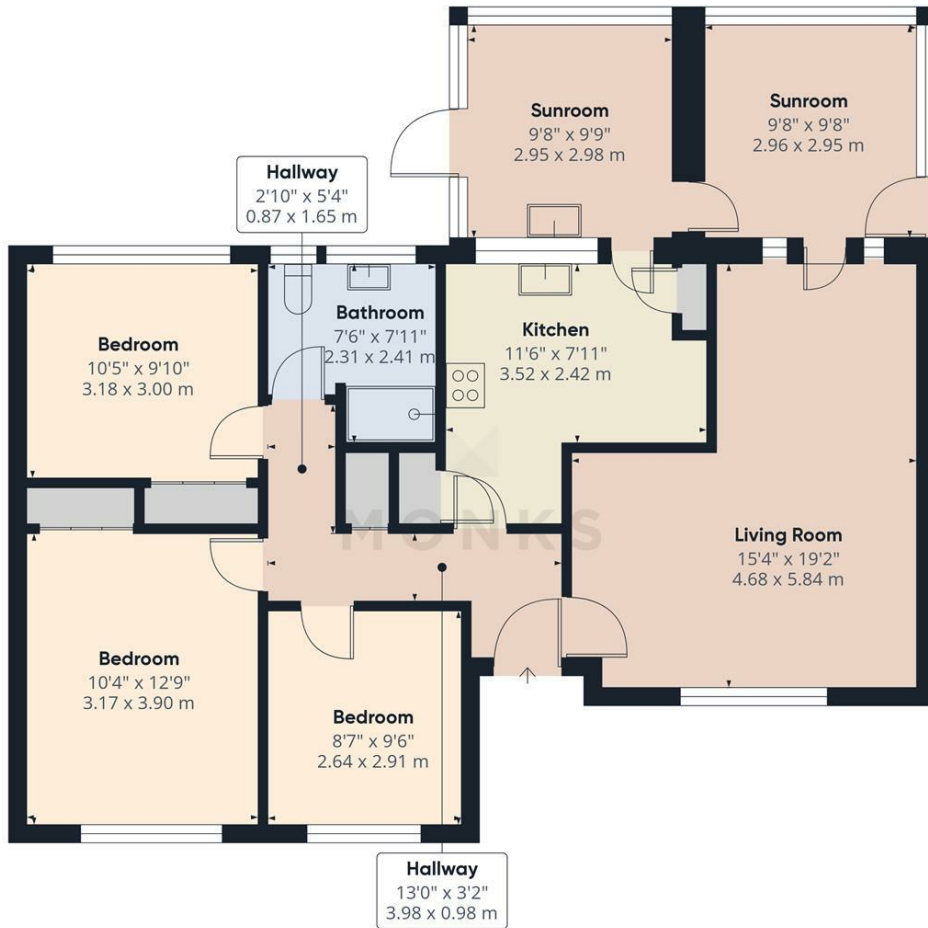
#### NEED TO CONTACT US

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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Approximate total area<sup>®</sup>  
1033.02 ft<sup>2</sup>  
95.97 m<sup>2</sup>

(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


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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		
(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		
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(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	

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