

# 108 Welsh Walls Oswestry SY11 1RW



**3 Bedroom House - Terraced**  
**Offers In The Region Of £219,000**

## The features

- THREE STOREY TOWNHOUSE CLOSE TO TOWN CENTRE
- LOUNGE, KITCHEN AND CLOAKROOM ON GROUND FLOOR
- ESTABLISHED FRONT AND ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS, OR THE GROWING FAMILY
- ENERGY PERFORMANCE CERTIFICATE RATING ''
- ENVIALE POSITION WITH EASE OF ACCESS TO AMENITIES
- THREE GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- ALLOCATED OFF ROAD PARKING SPACE TO THE REAR
- INTERNAL INSPECTION ESSENTIAL TO APPRECIATE THE HOME



### \*\*\* SPACIOUS THREE BEDROOM TOWNHOUSE \*\*\*

**An opportunity to purchase this spacious three bedroom townhouse offering versatile living accommodation across three floors. Perfect for first time buyers and the growing family.**

**Occupying an enviable position in the heart of the Market Town of Oswestry having ease of access to a wealth of local amenities and transport links including railway station at Gobowen and the A5/ M54 motorway network.**

**Briefly comprising of entrance hall with cloakroom, lounge and kitchen on the ground floor. The first floor benefits from two double bedrooms and bathroom and further bedroom on the third floor.**

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

### Viewings essential Property details

#### LOCATION

The property occupies a truly enviable position in a much sought after location on the edge of the popular market town of Oswestry. A pleasant stroll or short drive from all of the amenities of the Town Centre with its lively café culture. There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. There is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the county town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

#### ENTRANCE HALL

Covered entrance with door leading into the entrance hall, staircase leading to the first floor landing. Radiator, doors leading off.

#### LOUNGE

With French doors leading out to the rear garden, understairs storage cupboard. Radiator.

#### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Double sink set into base level units, integrated oven/ grill with four ring hob and extractor hood over. Space for washing machine below work surface and freestanding fridge/ freezer. Further range of wall mounted units, window to the front aspect.

#### CLOAKROOM

With window to the front aspect. WC and wash hand basin. Radiator

#### FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing. Further staircase leading to the second floor. Doors leading off.

#### BEDROOM 2

With two windows to the front aspect. Radiator

#### BEDROOM 3

With window to the rear 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.

#### BEDROOM 1

Stairs lead from the First Floor Landing to the principal

bedroom, Window to the front aspect and two velux windows to the rear aspect. Access to loft space. Radiator, door opening to storage cupboard.

#### OUTSIDE

To the front of the property there is a pathway leading to the entrance of the property, and array of established shrubs line the path.

To the rear of the property there is a paved patio, area laid with lawn, enclosed with flower borders and fencing. Gate to the rear leads out to the parking spaces.

#### 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 all main services are connected.

##### COUNCIL TAX BANDING

We are advised the council tax is Band , however 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.

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**3 Bedroom House - Terraced  
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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

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

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- 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.
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