

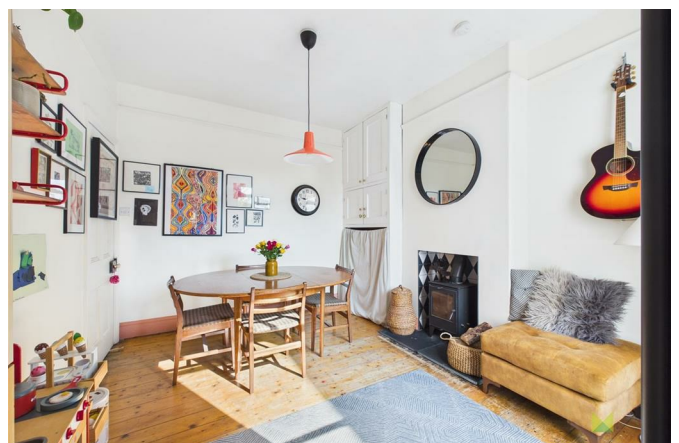
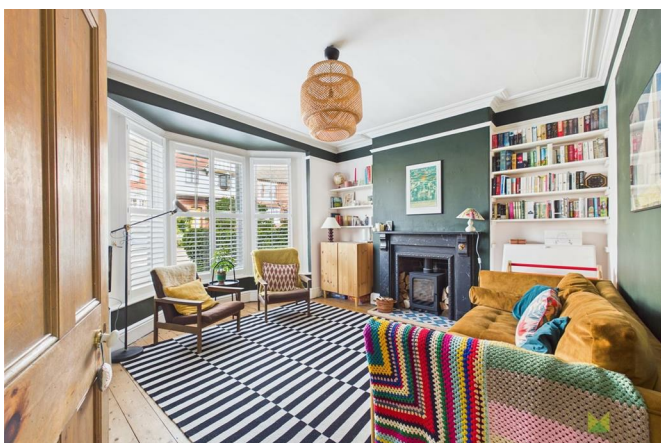
# 43 Roft Street Oswestry SY11 2EP



**3 Bedroom House - Terraced**  
**Offers In The Region Of £275,000**

## The features

- BEAUTIFULLY PRESENTED PERIOD FAMILY HOME
- RECEPTION HALLWAY, LOUNGE AND DINING ROOM
- UTILITY ROOM AND CLOAKROOM
- FAMILY BATHROOM
- VIEWINGS ESSENTIAL
- SOUGHT AFTER LOCATION CLOSE TO TOWN AND AMMENITIES
- FITTED KITCHEN WITH RAYBURN COOKER
- THREE DOUBLE BEDROOMS AND OFFICE/ DRESSING ROOM
- DRIVEWAY WITH OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'E'



**\*\*\* WELL PRESENTED PERIOD FAMILY HOME \*\*\***

**This beautifully presented, period home must be viewed to be fully appreciated. Having been modernised whilst retaining many of its original features it is a perfect home for those looking for Town living.**

**Set a stone's throw from the Town amenities, schools and cafe/restaurant culture and a short drive from the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Office/Dressing Room and Bathroom.**

**The property has the benefit of period features including patterned tiled floor, high ceilings, cast iron grates and stripped wooden doors. Gas central heating, double glazing, driveway with parking and enclosed rear garden**

**Viewing essential.**

## **Property details**

### **LOCATION**

This charming period property enjoys a prime position in the heart of Oswestry, the second largest Market Town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

### **RECEPTION HALLWAY**

Covered entrance with door leading into the Reception Hallway. Staircase leading to the First Floor Landing and door leading down to Cellar. Flooring partially laid with decorative tiles and exposed floorboards. Dado railing, cornice to the ceiling. Radiator, doors leading off,

### **LOUNGE**

With sash bay window to the front aspect with shutter blinds allowing plenty of natural light into the room. Chimney recess housing cast iron multi fuel burner with tiled hearth and surround. Exposed floorboards, picture railing and cornice to the ceiling. Radiator.

### **DINING ROOM**

With window to the rear aspect, chimney recess

housing cast iron multi fuel burner with slate hearth and tiled surround. Alcove storage cupboards and shelving, picture railing, exposed floorboards and radiator.

### **KITCHEN**

The kitchen has been tastefully fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with solid wood work surface over. Double bowl ceramic Belfast sink with mixer tap set into base level unit. Window above overlooking the side aspect. Chimney recess houses a cast iron Rayburn cooker, with wooden mantel beam above. Further range of wall mounted cabinets providing further storage space. Original quarry tiled flooring, further window overlooking the rear aspect, and step leading down to,

### **UTILITY ROOM**

With window to the rear aspect, space and plumbing for washing machine with work surface over, further space for freestanding fridge / freezer. Quarry tiled flooring and radiator. Door opening into,

### **CLOAKROOM**

Fitted with WC and wash hand basin with complimentary tiles, quarry tiled flooring. Radiator.

### **FIRST FLOOR LANDING**

From the Reception Hallway, staircase with runner carpet leads to the First Floor Landing. Access to loft space. Doors leading off,

### **BEDROOM 1**

A well lit room with two sash windows to the front aspect, chimney recess with feature fire place and hearth. Radiator and exposed floorboards.

### **BEDROOM 2**

With sash window to the rear aspect, chimney recess with feature fireplace and tiled hearth. Exposed floorboards, radiator.

### **BEDROOM 3**

With sash window to the rear aspect. Radiator



### OFFICE/ DRESSING ROOM

A versatile space perfect for today's modern living, currently used as a home office, but having various uses. Having sash window overlooking the rear aspect. Radiator.

### FAMILY BATHROOM

Suite comprising of panelled P shaped bath with waterfall head over, shower screen and tiled walls with inset shelf, WC and wash hand basin set into vanity unit with drawers beneath. Sash window to side aspect, vinyl flooring and heater towel rail.

### CELLAR

From the Reception Hallway stairs lead down to the Cellar providing further storage space.

### OUTSIDE

The property is approached over driveway providing off road parking for two vehicles and leading to the covered entrance with decorative tiled step. The rear garden has a paved patio area, perfect for entertaining with friends and family, or those who love to dine alfresco. Area laid with lawn, feature pond and flower borders with established shrubs and specimen trees, all enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property has a Flying 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 C - 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.

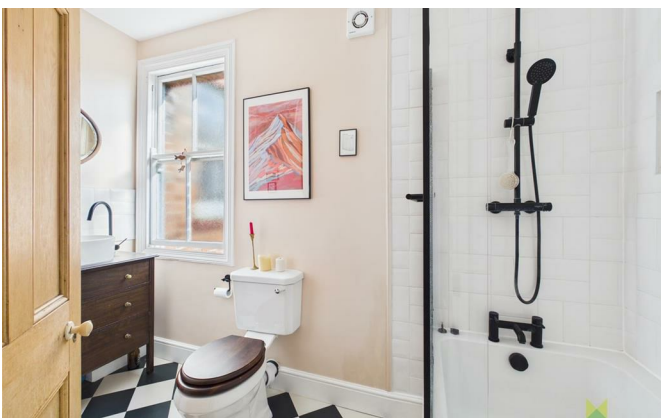
### REMOVALS

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.

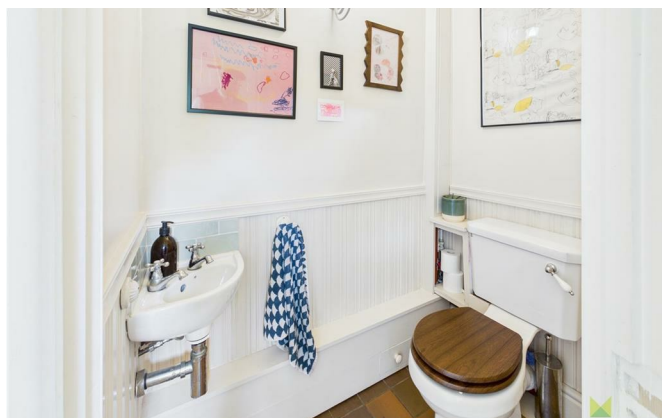
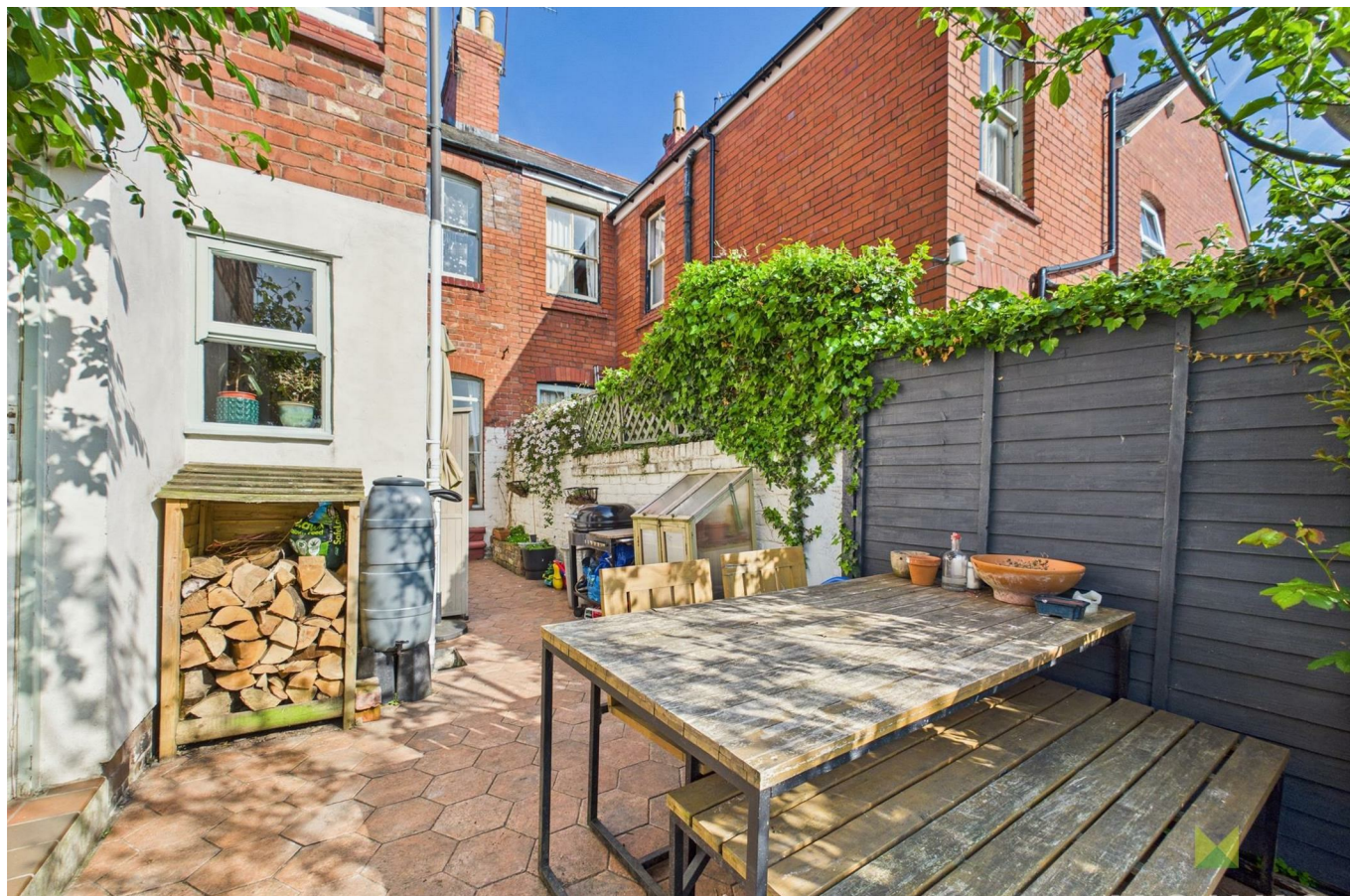




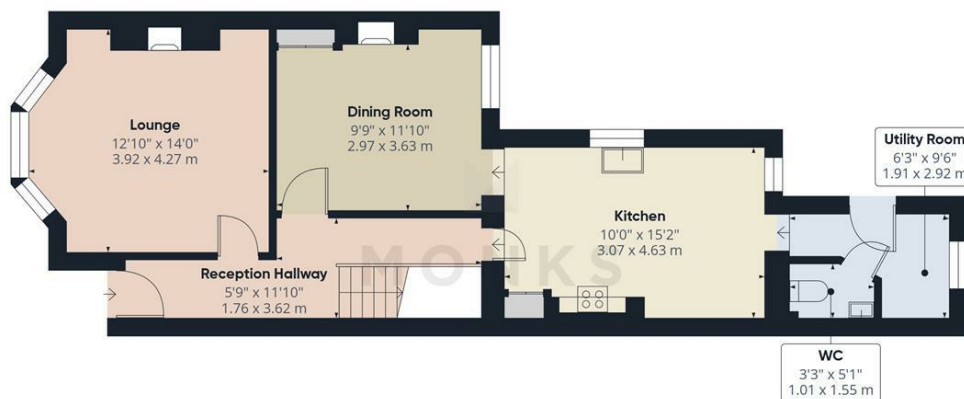


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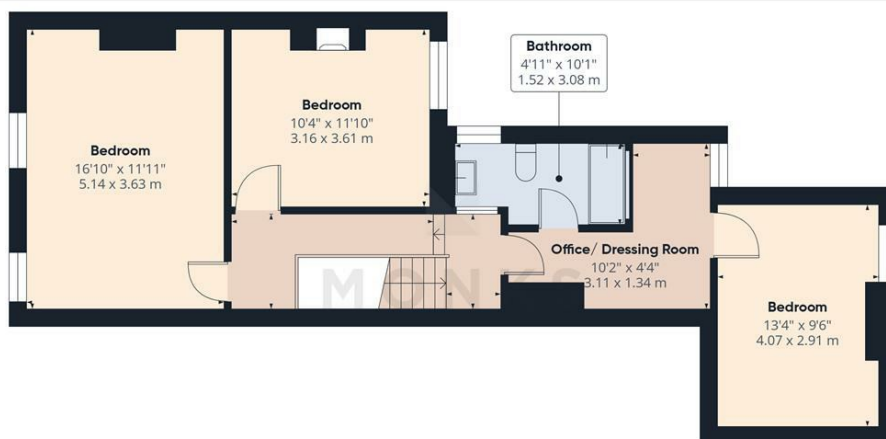
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
1220 ft<sup>2</sup>  
113.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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## Get in touch

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**Click.** www.monks.co.uk

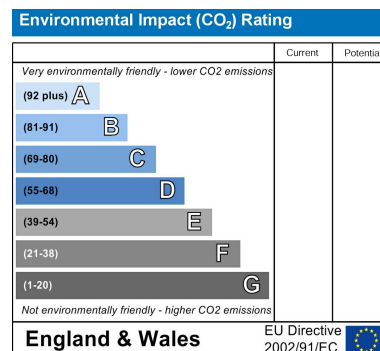
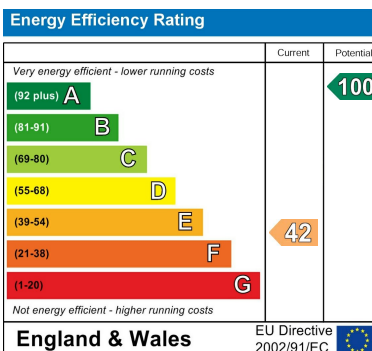
## Oswestry office

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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