

27 Coppice Drive Oswestry SY11 1EX



3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH CAST IRON LOG BURNER
- THREE GOOD SIZED DOUBLE BEDROOMS
- PARTIAL ELECTRICAL WIRING UPGRADES
- ENCLOSED, LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- MODERN FITTED KITCHEN WITH BREAKFAST BAR
- NEWLY FITTED GAS CENTRAL HEATING SYSTEM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE CERTIFICATE ' '



***** IMPROVED THREE BEDROOM FAMILY HOME *****

Monks are delighted to offer this beautifully presented and much improved three bedroom semi detached family home offering spacious living accommodation perfect for first time buyers, or the growing family.

Occupying a convenient position on the edge of the popular Market Town centre and being within walking distance to a wealth of local amenities and local transport links being ideal for commuters.

Briefly comprising of entrance hallway, lounge, kitchen/ dining room, three double bedrooms and family bathroom.

Having benefit of newly fitted gas central heating system, partial wiring upgrades, double glazing, driveway with off road parking and enclosed landscaped rear garden.

Viewings essential.

Property details

LOCATION

Occupying an enviable position in a sought after 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.

RECEPTION HALL

Steps leading up to the entrance door, leading into the Reception Hall. Staircase leading to the First Floor Landing. Tiled flooring, radiator and doors leading off,

LOUNGE

Dual aspect room with window to the front aspect and French doors to the rear aspect, chimney recess housing cast iron log burning stove, coved ceiling. Radiator.

KITCHEN

Attractively fitted with a modern range of sage coloured shaker style fronted base level units comprising of cupboards and drawers with oak work surface over. Composite drainer sink, integrated oven/ grill, inset four ring gas hob, space for freestanding fridge/ freezer, and space for washing machine below work surface. Breakfast bar seating area, tiled flooring. Radiator, window to the side and rear aspect. Door leading out to the Rear Garden.

STORE ROOM

Making use of the under stairs space with window to the front aspect.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing with window to the front aspect. Access to loft space, door opening to storage cupboard, doors leading off,

BEDROOM 1

Double bedroom with window to the rear aspect. Radiator.

BEDROOM 2

Double bedroom with window to the front aspect. Radiator.

BEDROOM 3

Another double bedroom with window to the rear aspect. Radiator.

BATHROOM

With window to the side aspect. Suite comprising of panelled bath with shower head over, WC and stone effect wash hand basin. Radiator.

OUTSIDE

To the front of the property there is driveway providing ample off road parking. Access to the side of the property leading to the Rear Garden, feature pond, wooden storage shed, area laid with lawn 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 B - 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 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

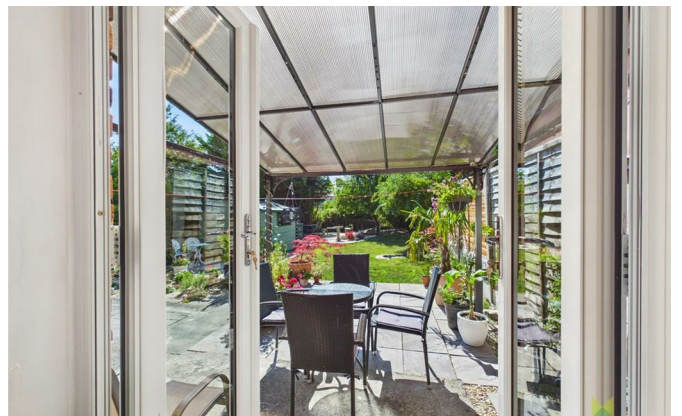
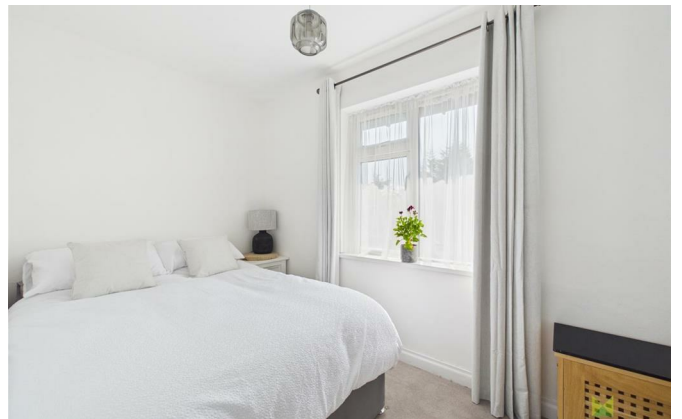
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

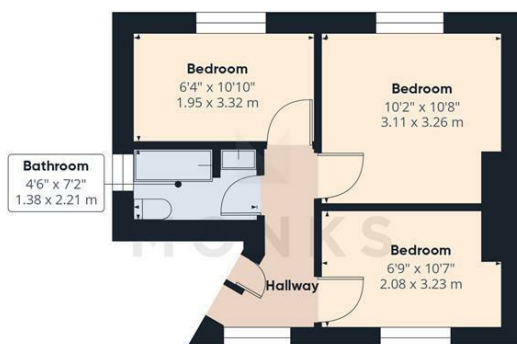
27 Coppice Drive, Oswestry, SY11 1EX.

3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000





Floor 0



Floor 1



Approximate total area^m

662 ft²
61.5 m²

Reduced headroom

4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

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

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		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.