

# 70 Ascot Road Oswestry SY11 2RE



**3 Bedroom House - Detached**  
**Offers In The Region Of £300,000**

## The features

- BEAUTIFULL PRESENTED THREE BEDROOM FAMILY HOME
- GOOD SIZED LOUNGE- CONSERVATORY AND HOME OFFICE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "C"
- IMPRESSIVE OPEN PLAN KITCHEN/ DINING/ UTILITY SPACE
- OCCUPYING AN ENVIABLE POSITION CLOSE TO AMMENITIES
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- VIEWINGS ESSENTIAL



### \*\*\* IMPRESSIVE 3 BEDROOM DETACHED HOME \*\*\*

**An opportunity to purchase this much improved and well presented 3 bedroom detached home, offering spacious living perfect for today's modern living, and the growing family.**

**Occupying an enviable position on this sought after cul de sac within walking distance of the Market Town of Oswestry and having ease of access to the A5/ M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Home Office/ Study, Lounge, open plan Kitchen/ Dining, Utility, Conservatory, Cloakroom, Principal Bedroom with Ensuite, Two further Bedrooms and Family Bathroom.**

**Having the benefit of gas central heating, double glazing, driveway with ample off road parking and enclosed 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 its 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**

Covered entrance with door leading into the Reception Hall, with staircase leading to the first floor landing, Laminate flooring, radiator and doors leading off,

##### **HOME OFFICE/ STUDY**

Versatile room currently used as a home office/ study. With window to the front aspect, laminate flooring. Radiator

##### **LOUNGE**

Well lit with bay window to the front aspect, feature fireplace with tiled surround and wooden effect mantel beam. Custom built bench seat integrated into the alcove beneath the staircase providing practical seating and storage making great use of the space. Coved ceiling. Radiator. Double doors leading into,

##### **OPEN PLAN KITCHEN/ DINING**

The kitchen has been attractively fitted with a range of base level shaker style fronted units comprising of

cupboards and drawers with worksurface over. One and a half bowl ceramic drainer sink set into base level unit, integrated double oven/ grill with inset four ring induction hob and extractor hood over. Integrated dishwasher with matching fascia panel, space for fridge and freezer below worksurface. Partially tiled walls and further range of wall mounted units. Window to the rear and side aspect. Vertical radiator, tiled flooring.

**DINING AREA-** Providing ample space for dining and entertaining with friends and family. Laminate flooring, radiator.

##### **UTILITY SPACE**

Leading through from the Kitchen the Utility is fitted with range of cupboards providing useful storage, worksurface with space beneath for washing machine and tumble dryer. Undermount ceramic sink and partially tiled splashback. Tiled flooring, radiator and door leading out to the Rear Garden.

##### **CONSERVATORY**

Being of brick base and sealed units with thermal roof. French doors leading out to the Rear Garden, laminate flooring. Radiator.

##### **CLOAKROOM**

With WC and vanity unit and space saving wash hand basin with complimentary tiled splashback. Window to the rear aspect, wall mounted gas fired boiler, tiled flooring.

##### **FIRST FLOOR LANDING**

From the Reception Hall staircase leads to the First Floor Landing with door opening to useful storage cupboard, access to loft space and doors leading off,

### PRINCIPAL BEDROOM

Double bedroom with window to the front aspect, radiator. Door leading into,

### ENSUITE

Suite comprising of shower cubicle, with power shower head over, WC and wash hand basin. Laminate flooring, heated towel rail and window to the rear aspect.

### BEDROOM 2

With window to the front aspect. Door opening to to over stairs storage cupboard. Radiator.

### BEDROOM 3

With window to the rear aspect. Radiator.

### FAMILY BATHROOM

Suite comprising of panelled bath with shower screen and power shower head over, tiled walls. Vanity unit with wash hand basin, WC and window to the rear aspect. Radiator.

### OUTSIDE

To the front of the property there is a driveway providing off road parking for three vehicles, and pathway leading to the covered entrance. Side access to the Rear Garden, which has a paved patio area perfect for entertaining with friends and family, step up to the lawn area which is bordered by flower border with established shrubs.

### 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 electric, water and drainage are connected with oil fired central heating.

#### 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

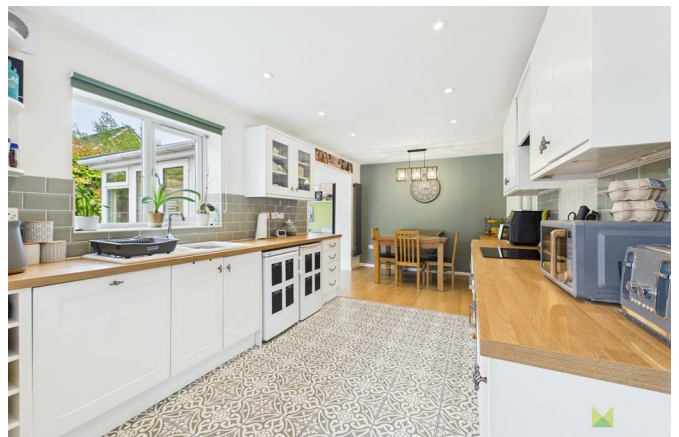
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

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

### NEED TO CONTACT US

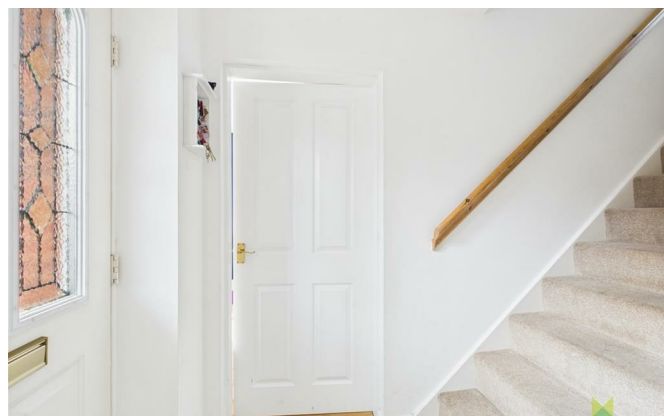
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

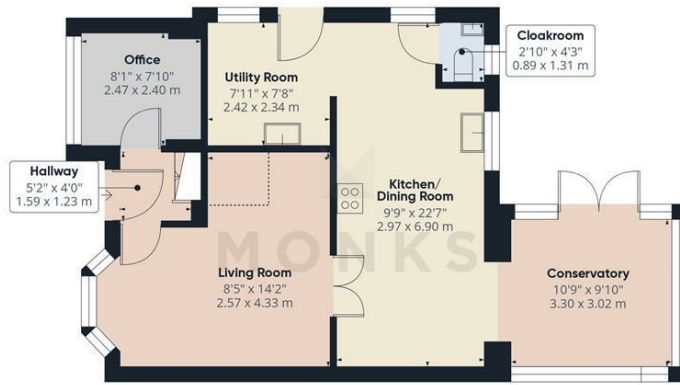




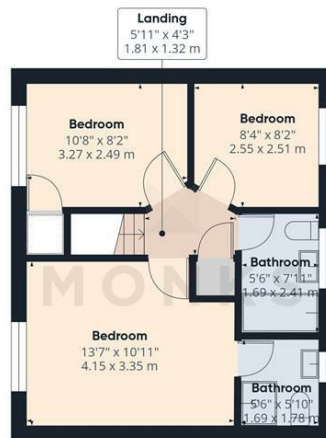
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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 1080 ft<sup>2</sup>  
 100.4 m<sup>2</sup>

**Reduced headroom**  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(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



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## Get in touch

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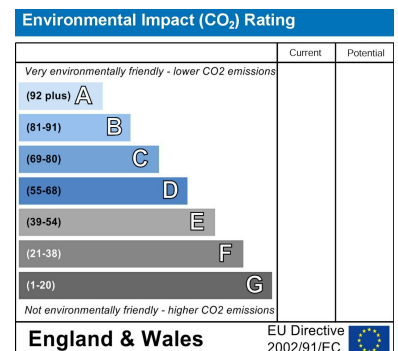
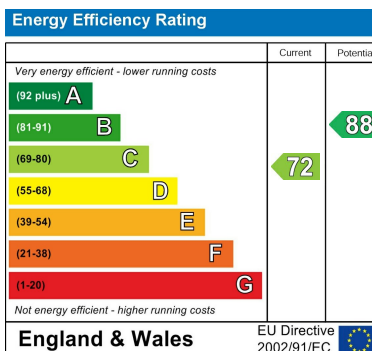
## Oswestry office

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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