

# 43 Oak Drive Oswestry SY11 2RX



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

## The features

- SCOPE FOR MODERNISATION AND IMPROVEMENT
- SPACIOUS LOUNGE AND DINING ROOM WITH FIRE
- THREE GOOD SIZED BEDROOMS AND BATHROOM
- WELL ESTABLISHED FRONT AND REAR GARDEN
- ENVIABLE CUL DE SAC LOCATION CLOSE TO TOWN
- KITCHEN WITH PANTRY CUPBOARD UNDER STAIRS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL | ENERGY RATING "TBC"



**\*\*\* SPACIOUS THREE BEDROOM FAMILY HOME \*\*\***

An opportunity to purchase this deceptively spacious three bedroom home offering scope for modernisation and improvement, perfect for first time buyers, or the growing family.

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

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

Having the added benefit of double glazing throughout, driveway with off road parking, garage and well established front and rear gardens.

Viewings essential:

## Property details

### LOCATION

The property occupies an enviable position located a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. A short drive from the A5/M54 motorway network and Railway Station at nearby Gobowen which has links to Shrewsbury, Chester and London.

### RECEPTION HALL

Covered entrance and door leading into the Reception Hall. Staircase leads to the First Floor Landing, window to the front aspect. Doors leading off,

### LOUNGE

Spacious lounge with window to the front aspect. Chimney recess with feature coal fire.

### DINING ROOM

With window to the rear aspect, chimney recess with coal fire and back boiler.

### KITCHEN

With window to the rear aspect, range of base level units comprising of cupboard and drawers with work surface over. Stainless steel drainer sink set into base level unit, space for freestanding cooker and fridge/freezer. Understairs storage pantry, door leading out to the Rear Garden.

### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Window to the side aspect. Doors leading off,

### BEDROOM 1

With window to the front aspect, fitted wardrobes.

### BEDROOM 2

With window to the rear aspect.

### BEDROOM 3

With window to the front 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,. Fully tiled walls, doors opening to large storage cupboard.

### INNER HALLWAY

Leading off from the Kitchen, door to the front and rear aspect and leading into the Garage.

### GARAGE

With up and over door to the front aspect.

### OUTSIDE

To the front of the property there is a block paved driveway with ample off road parking, area laid with lawn and well established flower border. Enclosed with brick wall.

The rear garden has a paved patio, area laid with lawn and fabulous timber summer house with power. Well established flower borders with a range of shrubs and specimen trees. Enclosed with fencing.

### 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 sewage are connected. The property is not connected to mains gas, but we understand the road has mains gas.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

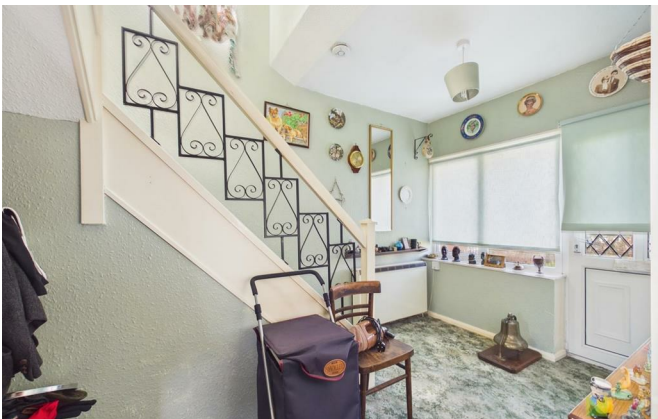
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

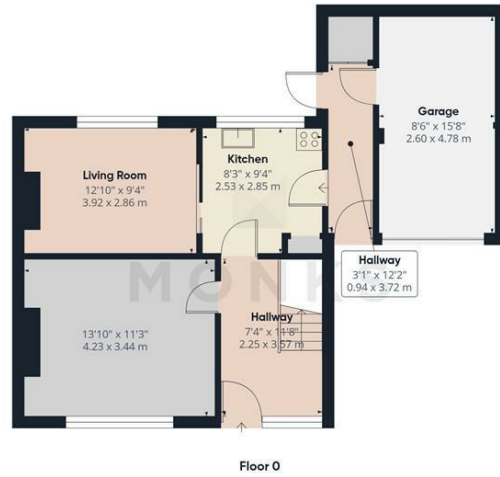
#### NEED TO CONTACT US

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.

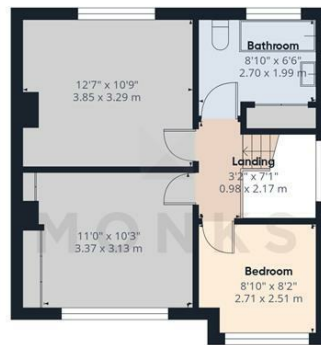
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1051 ft<sup>2</sup>  
97.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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## 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	

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.