# 3 The Mews Oak Street Oswestry SY11 1LJ

MONKS

2 Bedroom House - Detached
Offers In The Region Of £183,000

## The features

- TASTEFULLY MODERNISED - CHARMING HOME
- ENVIABLE POSITION CLOSE TO AMENITIES
- 2 BEDROOMS AND SHOWER ROOM
- EARLY VIEWING HIGHLY RECOMMENDED.
- PRIVATE COURTYARD POSITION | EASE OF ACCESS TO TOWN
- 2 BEDROOM DETACHED MEWS HOUSE
- ENTRANCE WITH CLOAKROOM, OPEN PLAN LIVING/DINING/KITCHEN
- COURTYARD STYLE GARDENS
- ENERGY PERFORMANCE RATING ' '

***** CHARMING DETACHED MEWS HOME *****

**A unique opportunity to purchase this beautifully presented two bedroom detached home occupying a private courtyard position - perfect for first time buyer, investor or lock up and go.**

**Occupying an enviable position in the heart of the Town being a short stroll from a host of amenities of the Town and for commuters offering ease of access to the A5 network.**

**The accommodation which truly must be viewed to be fully appreciated briefly comprises Entrance with Cloakroom, impressive open plan Living/Dining/Kitchen, the Kitchen being fitted with range of integrated appliances, Utility Store, 2 Bedrooms and Shower Room.**

**The property has the benefit of gas central heating, double glazing and lovely courtyard style garden.**

**Viewing essential.**

## Property details

### LOCATION
The property occupies an enviable position tucked away in the heart of the Town being a short stroll from all of its amenities including schools, supermarkets, shops, banks, cafe culture, parks, doctors etc.

For commuters there is ease of access to the A5 which provides good links to Shrewsbury, Telford and the M54 motorway network, Wrexham and Chester.

### ENTRANCE
Composite door with outside lighting to Entrance area with Utility Store which provides space for washing machine and tumble dryer.

### CLOAKROOM
with suite comprising WC and wash hand basin, heated towel rail.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
A lovely open space which is perfect for those who love the contemporary lifestyle feel and entertaining - with wooden flooring throughout with underfloor heating.

The Lounge area has window to the front elevation, media point.

Dining area with double opening French doors leading onto the sun terrace and courtyard style garden.

The Kitchen is beautifully fitted with range of soft grey shaker style units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid worksurfaces over and having integrated dishwasher with matching facia panel, inset 4 ring hob with extractor hood over and oven and grill beneath, complementary eye level wall units, space for fridge/freezer. Window overlooking the garden.

### FIRST FLOOR LANDING
Stairs lead to the First Floor off which lead

### BEDROOM 1
with window to the front, built in double wardrobe, radiator.

### BEDROOM 2
with window to the front, radiator.

### SHOWER ROOM
with suite comprising shower cubicle with direct mixer unit with drench head, wash hand basin set into vanity with storage and WC. Heated towel rail, window to the rear.

### OUTSIDE
The property occupies an enviable tucked away location approached over paved and gravelled pathway. Side pedestrian gate leads to the Courtyard style Garden which has been laid for ease of maintenance to paving and gravelling with sun terrace and enclosed with wooden 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 water and electricity is 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 `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.

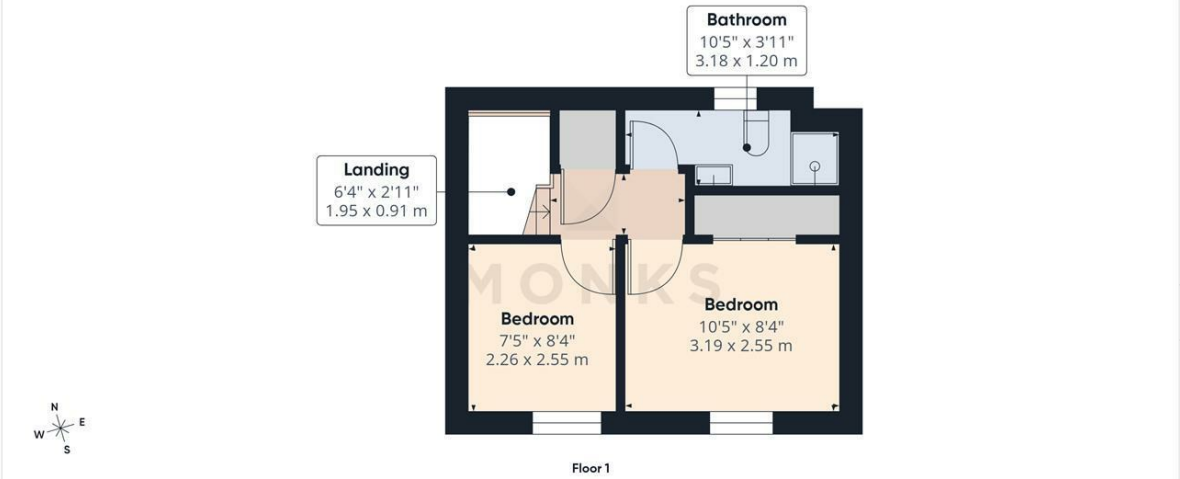
NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

# 3 The Mews Oak Street, Oswestry, SY11 1LJ.

2 Bedroom House - Detached
Offers In The Region Of £183,000

MONKS

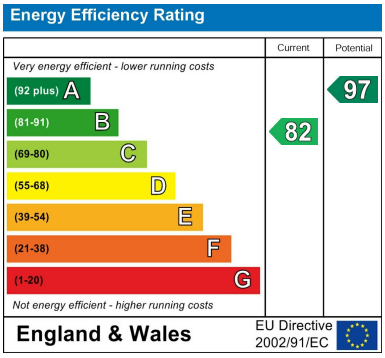
Approximate total area(1)
495 ft²
46.1 m²

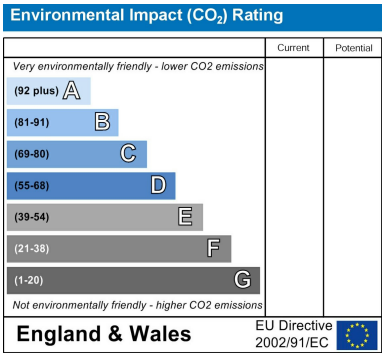



(1) Excluding balconies and terraces

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

GIRAFFE360





## 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:

**H**onest, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.