32 Hazel Grove
Oswestry
SY11 2XB

MONKS

3 Bedroom House - Mid Terrace
Offers In The Region Of £175,000

The features

- THREE BEDROOM MID TERRACED HOME
- WELL LIT LOUNGE WITH FIREPLACE
- TWO GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED EASY MAINTENANCE GARDEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- CONVIENIENT POSITION CLOSE TO AMENITIES
- EXTENDED KITCHEN/ DINING ROOM
- FURTHER BEDROOM AND BATHROOM
- OFF ROAD PARKING AND GARAGE
- ENERGY PERFORMANCE RATING 'C'

***** THREE BEDROOM MID TERRACED HOME *****

An opportunity to purchase this neatly presented three bedroom mid terraced home offering scope for modernisation, perfect for first time buyers and investors.

Occupying a convenient position on the edge of the Market Town Centre having ease of access to a wealth of local amenities and transport links including the A5/ M54 motorway network.

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

Having benefit of gas central heating, double glazing, off road parking and enclosed easy maintenance rear garden.

Viewings essential

Property details

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.

ENTRANCE PORCH
Entrance door leads into the Entrance Porch which is of brick base and sealed unit with windows to the front and side aspect. Further door leading into,

LOUNGE
Naturally well lit with window to the front aspect, feature fireplace with surround and hearth housing gas fire. Wooden effect laminate flooring. Radiator, stairs leading to the First Floor Landing, door leading into,

KITCHEN/ DINING ROOM
Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, space for freestanding cooker and fridge/ freezer and further space for washing machine below work surface. Partially tiled walls and wall mounted units, window to the rear aspect, door opening to understairs storage cupboard and ample space for dining table. Radiator, French doors leading out to the Rear Garden.

BEDROOM 1
With window to the front aspect. Radiator,

BEDROOM 2
With window to the rear aspect, fitted storage cupboard. Radiator.

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, partially tiled walls. Radiator.

GARAGE
With up and over door to the front aspect.

OUTSIDE
To the front of the property there is a pathway leading to the entrance door, area laid with lawn and enclosed with fencing.

To the rear of the property there is off road parking. The rear garden has been laid with slabs for ease of maintenance, raised borders with decorative gravel, decking area, with wooden shed. Enclosed with fencing to two side and brick wall.

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 services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band A - 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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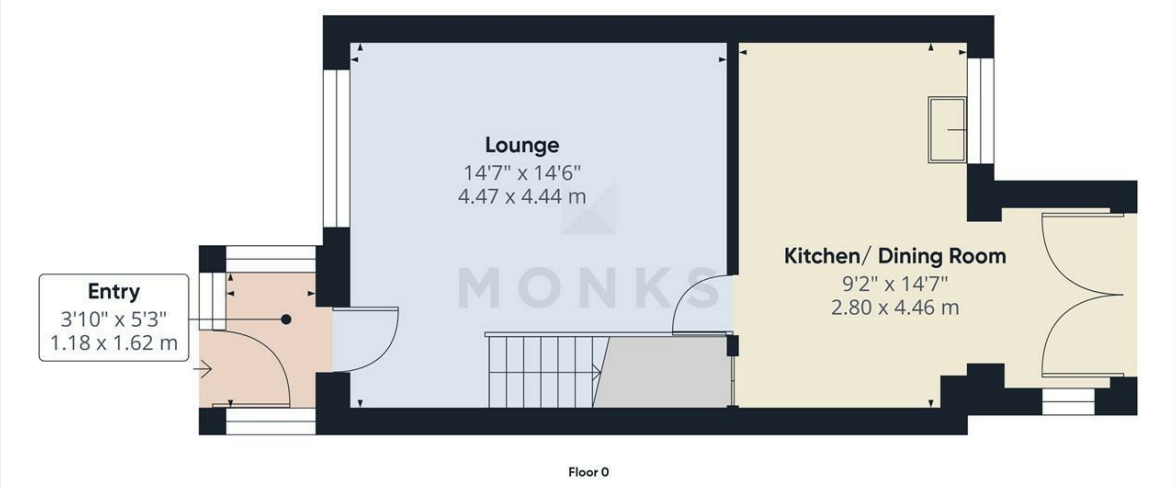

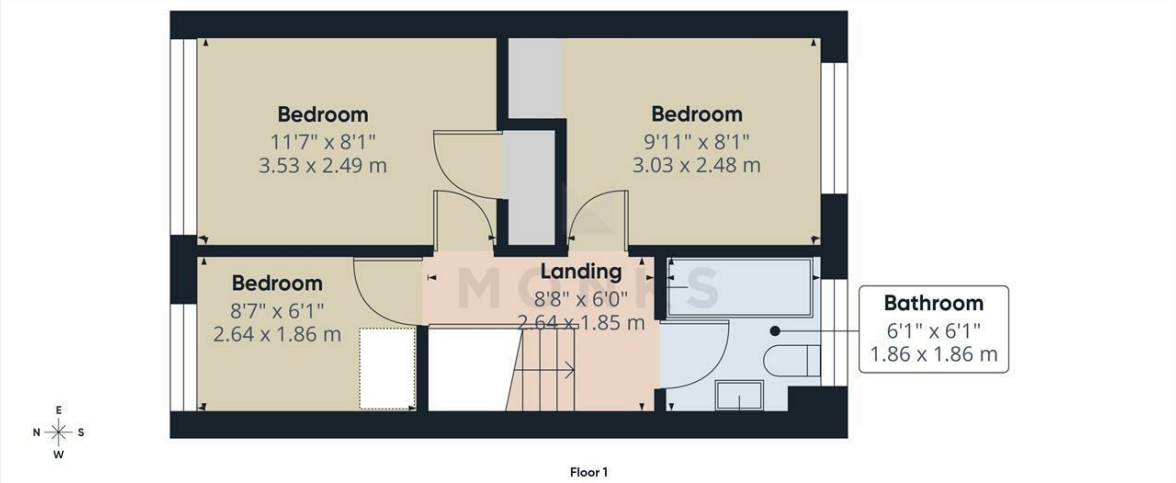

MONKS

Approximate total area(1)
718 ft²
66.8 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.

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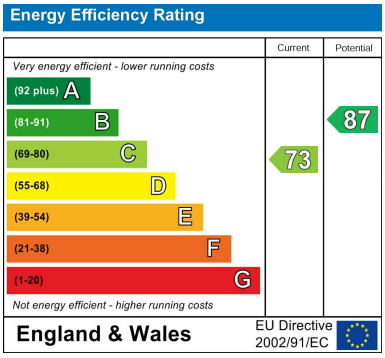

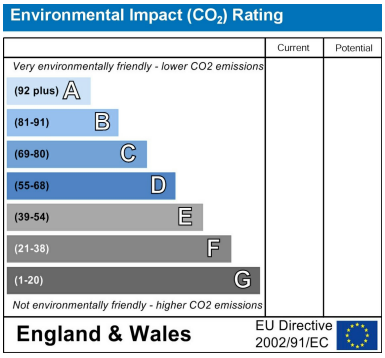

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Shropshire, SY11 2SP

We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **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.