

Town & Country

Estate & Letting Agents



24 Monkmoor Road, Oswestry, SY11 2JQ

Offers In The Region Of £220,000

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this well maintained, spacious two double bedroom semi detached bungalow to the market. The property is located in Monkmoor Road on the outskirts of the town with good road and bus links into the town. The accommodation offers a recently installed kitchen with dining area, spacious lounge, two double bedrooms, modern bathroom and a large conservatory to the rear. There is gated off road parking and a carport to the side. The rear garden has a summerhouse, workshop and well maintained gardens. A superb property in great condition worthy of a viewing.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Turn left at the bottom of Castle Street onto Beatrice Street, and proceed along onto Gobowen Road before turning right onto Whittington Road. Take the first turning right into Unicorn, proceed along Unicorn Road before taking the second right onto Malory Road. At the t-junction turn left onto Monkmoor Road where the property will be identified on the left by our For Sale board.

Accommodation Comprises

Kitchen/ Dining Room 12'5" x 10'2" (3.80m x 3.12m)



The modern kitchen has recently been installed and has a good range of grey gloss base and wall cabinets with contrasting work surfaces and upstands over, integrated fridge/ freezer, Bosch electric oven, ceramic hob with glass splashback, chimney style extractor fan, single bowl sink with a mixer tap over, integrated Candy washing machine, Worcester combination gas fired boiler in a wall unit, spotlighting, plinth lighting, soft close drawers and doors, tiled flooring, part tiled walls, integrated microwave, a window to the front and doors to the front and the side. A doorway leads through to the lounge.

Additional Photo



Lounge 14'9" x 10'4" (4.52m x 3.16m)



The spacious lounge has a window to the front, coved ceiling, radiator, tv point, oak flooring and a door leading to the inner hallway.

Inner Hallway

The inner hallway has oak flooring, a linen cupboard off with radiator, loft hatch with a pull down ladder leading to the boarded loft with lighting. Doors lead to the bedrooms and the bathroom.

Bedroom One 10'3" x 8'0" (3.14m x 2.45m)



The first double bedroom has a range of fitted wardrobes with sliding doors, a window to the rear and a glazed door leading to the conservatory. There is also radiator, feature panelled wall and a tv point.

Bedroom Two 10'4" x 7'5" (3.15m x 2.27m)



The second double bedroom has a window to the rear and a radiator.

Family Bathroom 7'2" x 4'4" (2.20m x 1.34m)



The modern family bathroom has a panelled bath with a mixer tap over and Mira electric shower over the bath, wash hand basin on a vanity unit with a mixer tap over, low level w.c., radiator, fully tiled walls, tiled flooring, spotlighting and a window to the side.

Conservatory 13'6" x 10'4" (4.12m x 3.17m)



The good sized conservatory has a tiled floor, radiator, dwarf walls, UPVC frame, air conditioning unit and French doors leading out to the garden.

To The Outside



The property is approached through two wrought iron gates that lead onto the block paved driveway. The block paved pathway leads to the front door with lighting. There is also a raised gravelled garden with decorative wrought iron fencing and brick wall boundary.

Carport



The carport is located at the side of the house with block paved hardstanding and an up and over garage door to the front, power and lighting. The carport opens out onto the rear garden.

Gardens



The rear garden has an Indian stone patio with lawned and shrubbed gardens beyond. There is a purpose built summerhouse measuring 2.83m x 2.23m with wood flooring, power and lighting. There is also a workshop (Former garage) measuring 4.74m x 3.01m having an up and over door and a door and window to the side. The garden has outside lighting and is fully enclosed by fence panelling making it very private.

Workshop and Summerhouse



Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

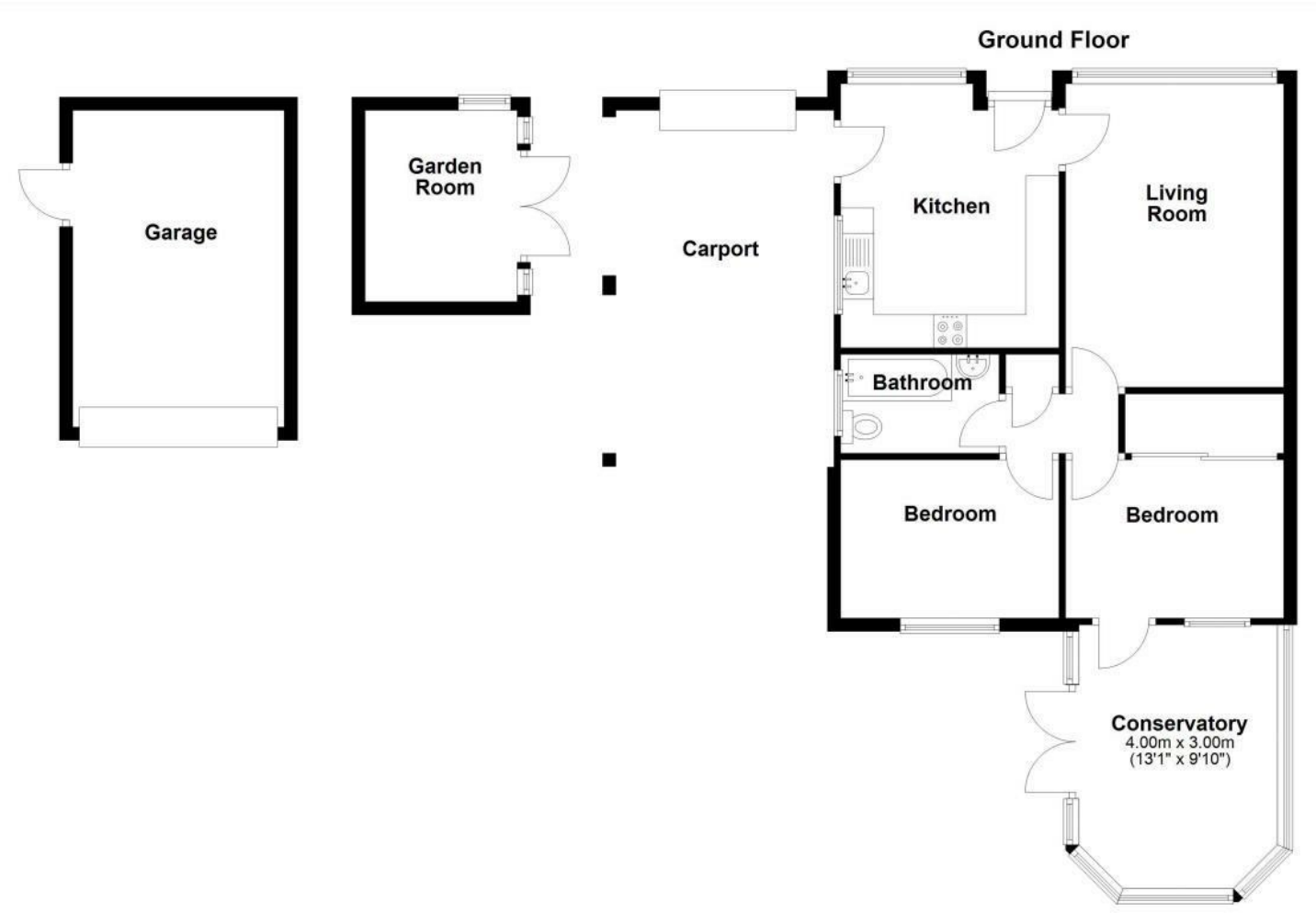
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

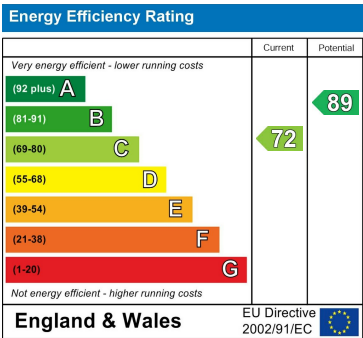
Floor Plan



Area Map



Energy Efficiency Graph



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