

Town & Country

Estate & Letting Agents



26 Monkmoor Road, Oswestry, SY11 2JQ

Offers In The Region Of £185,000

Situated on the popular Monkmoor Road in Oswestry, this attractive detached home offers well-proportioned accommodation, a private rear garden and a block-paved driveway providing off-road parking.

Inside, the property features a spacious reception room, two comfortable bedrooms and a well-appointed bathroom, making it an ideal choice for first-time buyers, couples, downsizers or investors.

The private rear garden provides a lovely outdoor space, with a lawned area, established planting, patio and veranda.

Conveniently located for Oswestry town centre, local amenities, schools and surrounding countryside, this is a property that offers both comfort and convenience. Early viewing is highly recommended.

Directions

Accommodation Comprises;

Entrance Hall

Accessed via a decorative front door into the entrance hallway, which provides access to the bedrooms, living room and kitchen.

Living Room 15'3" x 10'7" (4.65m x 3.23m)



Featuring a decorative fireplace, radiator and a window overlooking the front of the property.

Kitchen 13'1" x 10'2" (4m x 3.1m)



The kitchen is fitted with a range of wall-mounted and base units providing useful storage and preparation space, with work surfaces incorporating a stainless-steel sink and drainer unit with mixer tap over. There is provision for an electric cooker, together with plumbing and space for a washing machine. The room benefits from a radiator providing heating, a window allowing natural light into the space, and a door providing access to the side of the property.

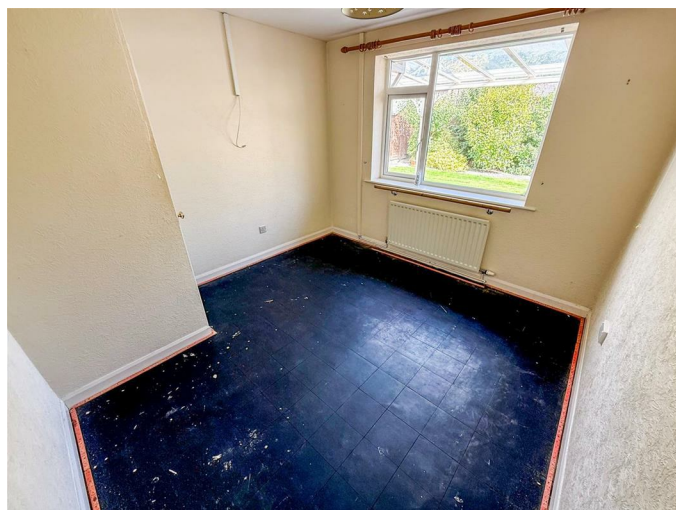
Additional Photo



Inner Hallway

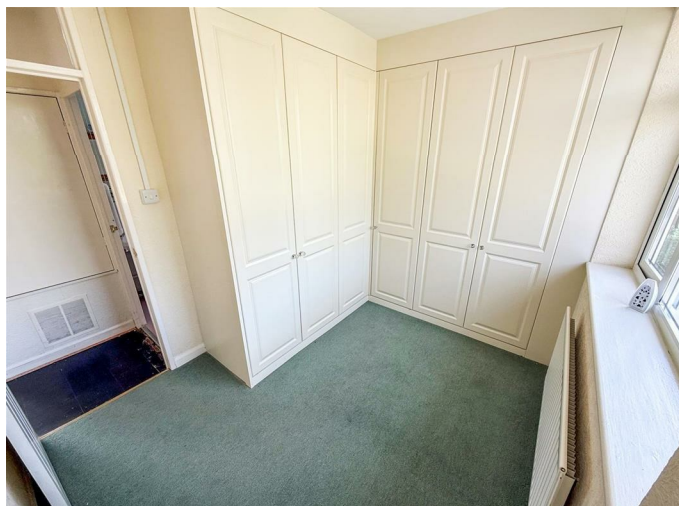
The landing provides access to the loft space via a ceiling hatch and also benefits from a useful airing cupboard, housing the gas-fired combination boiler and offering additional storage space.

Bedroom One 10'11" x 10'9" (3.35m x 3.28m)



The room benefits from a radiator and a window overlooking the rear of the property, providing natural light and ventilation.

Bedroom Two 9'10".82'0" x 7'10" (3..25m x 2.4m)



The bedroom benefits from a good range of built-in wardrobes, providing ample hanging and storage space, together with a radiator and a window overlooking the rear of the property, allowing plenty of natural light into the room.

Bathroom



The bathroom comprises a WC, wash hand basin with mixer tap over, and a mobility bath with shower over. The room benefits from a radiator and a window to the side aspect, providing natural light and ventilation. The walls are partially tiled, with vinyl flooring providing a practical and easy-to-maintain finish.

To the Front



The front garden is predominantly gravelled and benefits from a block-paved driveway providing off-road parking. The property is enclosed by a low-level wall boundary, with gated side access leading to a paved pathway. An external tap is also provided for added convenience.

Additional Photo



To the Rear

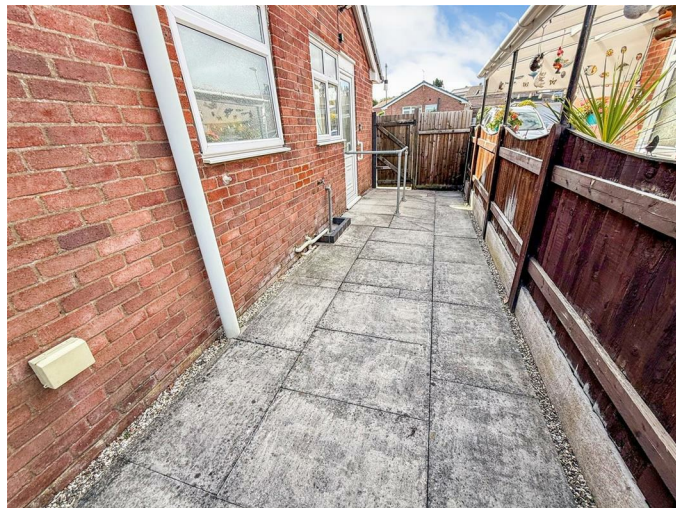


The property benefits from a private rear garden, predominantly laid to lawn and complemented by a variety of established shrubs and flowering plants, providing an attractive and mature setting. A paved patio area offers an ideal space for outdoor seating and entertaining, while a veranda provides a sheltered area to enjoy the garden throughout the year.

Additional Photo



Side Path



Views



Services

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

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.

To Book a Viewing

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

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.

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.

Hours Of Business

Our office is open:

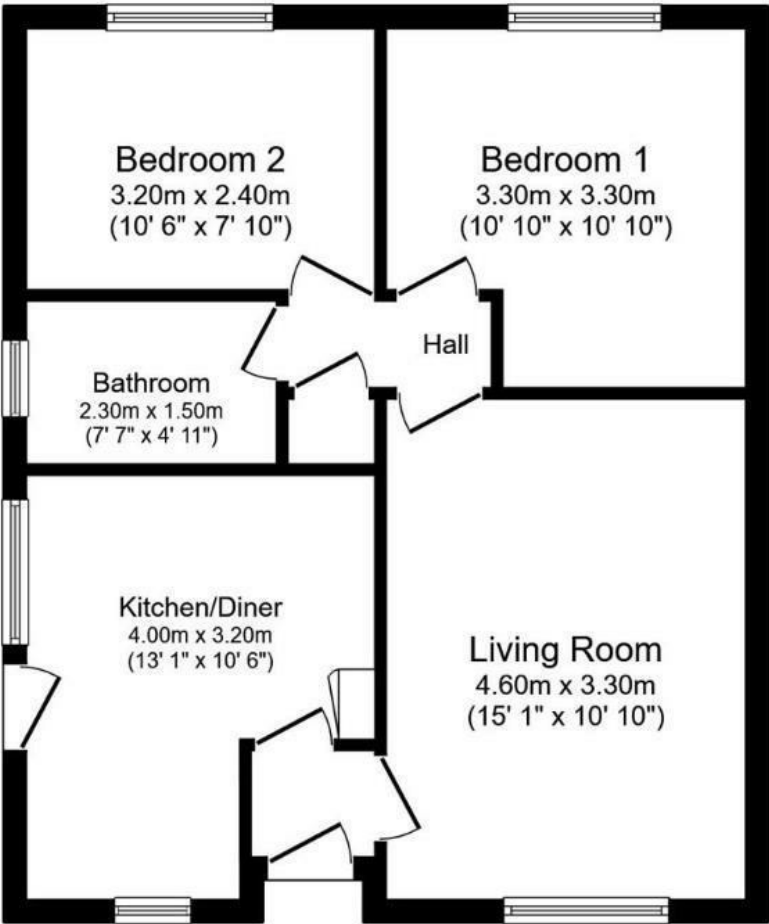
Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Money Laundering Regulatory Checks

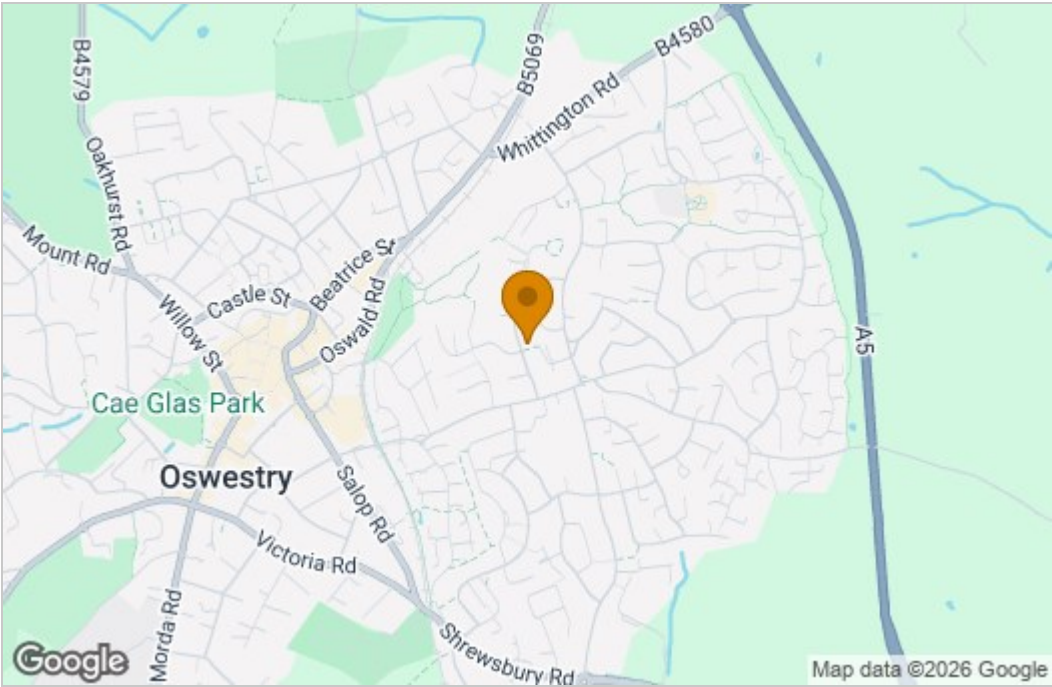
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

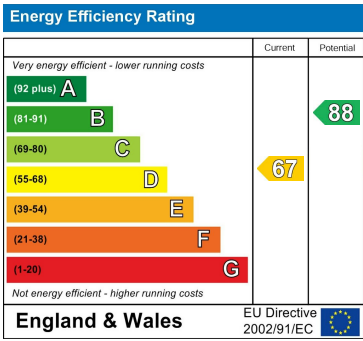


Total floor area 52.3 sq.m. (563 sq.ft.) approx

Area Map



Energy Efficiency Graph



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 must 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.

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