



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

1 Walnut Croft Whittington Road, Oswestry, SY11 3JJ Offers in the region of £249,950

With stunning kerb appeal, WOODHEADS are delighted to bring to the sales market this beautifully renovated 2 bedroom semi-detached bungalow. Finished to the highest standard, in brief, the accommodation boasts 2 double bedrooms with feature fireplaces, a spacious living room with a new log burning stove, a beautifully designed kitchen/dining room with brand new integrated appliances, a utility room, a stunning Grohe bathroom with bath & shower enclosure, an enclosed garden & off road parking. With the feel of a luxury apartment, this property suits all with its modern sleek kitchen & designer bathroom mixed with characterful touches & high ceilings. With light & spacious rooms, this versatile space must be viewed to appreciate the high quality finish, position & presentation.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Gobowen

Gobowen has a range of shops, medical facilities and schools. There are two churches — Anglican and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

Directions

From our office in Leg Street, continue onto Beatrice Street. Keep left to traffic lights and continue towards Gobowen. At roundabout take 2nd exit signed Gobowen. Continue past railway station, turn right into Old Whittington Road. The property can be found a short distance on the right hand side, identified by our For Sale board.

Entrance Hall

6.19 x 1.02 (20'3" x 3'4")

Stepping through a uPVC front door into the entrance hall with herringbone style porcelain tiled flooring, solid oak interior doors throughout, radiator, ceiling lighting & doors leading into -

Living Room

3.58 x 4.10 (11'8" x 13'5")

With front facing uPVC double glazed window, radiator, brand new Stovax log burner with feature fireplace, tv aerial & multiple electricity points, new carpets throughout.



Bedroom

3.40 x 3.96 (11'1" x 12'11")

With front facing window, radiator, feature working open fireplace, tv aerial & multiple electricity points.



Bedroom

3.38 x 4.25 (11'1" x 13'11")

With rear facing window with views over the garden, radiator, feature working open fireplace, tv aerial & multiple electricity points.



Kitchen/Dining Room

6.09 x 3.58 (19'11" x 11'8")

This designer modern Howdens kitchen boasts a range of soft closing eye & base level units in Charcoal Gloss with a white mirror chip quartz worktop over, an integrated Bosch fridge-freezer, an integrated Bosch dishwasher, Bosch electric oven with four ring induction hob with glass splashback cleverly set into the original chimney breast. Also contains a grey Blanco 1.5 sink with mixer tap with large side facing new window with a venetian blind, vertical designer radiator, ceiling spot lights, under-unit lighting & Click vinyl flooring which is unscratchable & is guaranteed for 25 years. A uPVC partially glazed door leads out to the side to access the rear garden & front driveway.



Utility

1.66 x 1.76 (5'5" x 5'9")

With rear facing window, plumbing & void for a washing machine, room for a dryer also, houses the new combi boiler, ceiling spot lights & porcelain floor tiles.



Bathroom

2.44 x 2.10 (8'0" x 6'10")

The luxurious bathroom benefits from a beautiful Grohe suit including a J-shaped panel bath with mixer tap & tiled surround, hand basin with mixer tap with tiled surround, low level W.C, heated towel rail, quadrant glazed tiled shower enclosure with Mira shower over, frosted rear facing window with horizontal blinds, ceiling spotlights, loft access & click vinyl flooring.



Exterior



Front

Gravel driveway for two vehicles, partially laid to lawn either side of the driveway, an attractive white paved pathway leads to the front door & takes you around to the rear garden.

Rear

laid to lawn, small patio sitting area, enclosed with hedging.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage, gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

The council tax band for the property is B and the local authority is Shropshire.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.