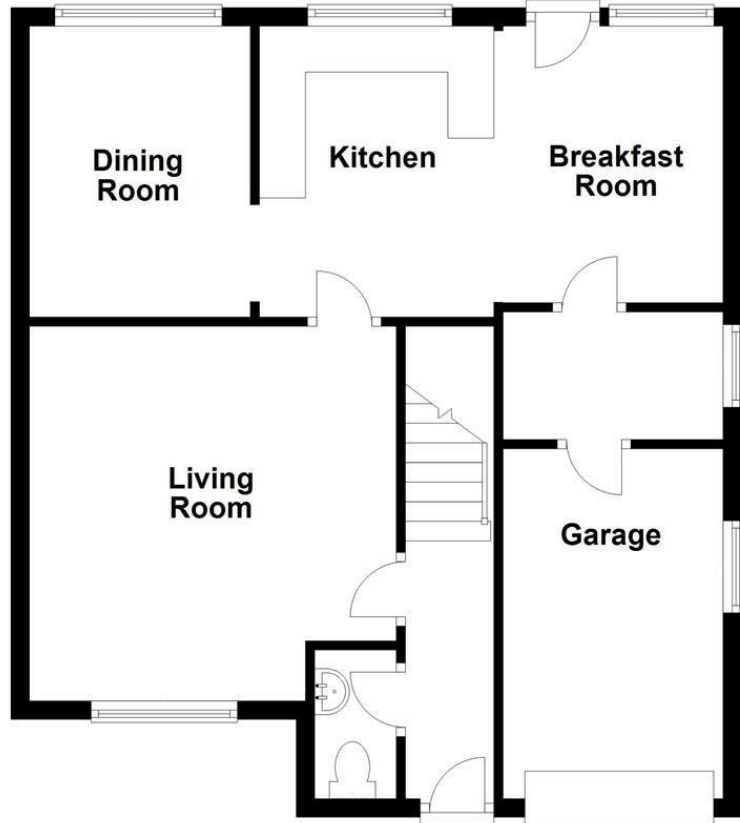


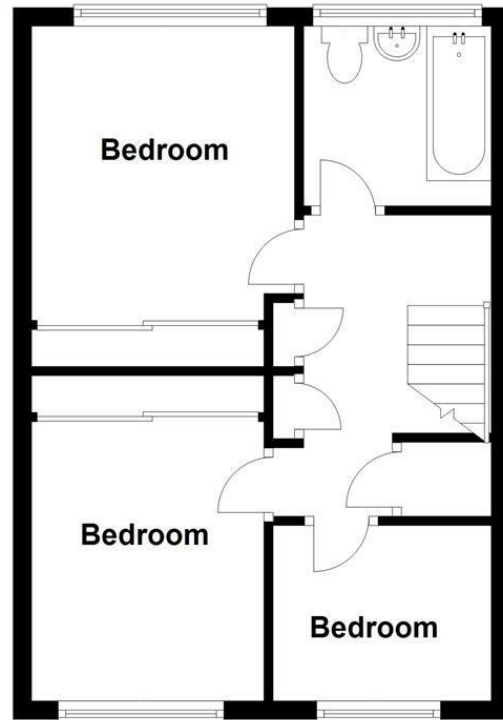
**Ground Floor**

Approx. 55.9 sq. metres (602.2 sq. feet)



**First Floor**

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 92.6 sq. metres (996.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**1 Crampton Court, Oswestry, SY11 2YP**  
**Offers in the region of £279,950**

WOODHEADS are delighted to bring to the sales market this lovely 3 Bedroom Detached Property in a sought after area of Oswestry within walking distance of a school, community centre & local amenities as well as parks & woodlands. In brief the property benefits from three bedrooms, two reception rooms, a family-friendly kitchen/breakfast room, a utility room & attached garage. On an ample plot on the corner of a quiet cul-de-sac with a garden great for entertaining, this property must be viewed to appreciate its presentation, position & accommodation.

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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### Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

### Directions

From our office in Leg Street continue around into Beatrice Street, at traffic lights take right hand lane towards Oswestry town centre. Continue to traffic lights and turn left. Continue through two roundabouts and turn left into Middleton Road. Continue down Middleton Road, go through two roundabouts and continue on Cabin Lane. Turn right onto Aston Way, turn left onto Longueville Drive and turn right into Smale Rise follow the road and take the second turning on your right where the property will be identified by our 'For Sale' sign.

### Entrance Hall

9.69 x 0.93 (31'9" x 3'0")

Enter through a uPVC partially glazed front door, radiator, carpets, door leading into -

### Cloakroom

1.73 x 0.89 (5'8" x 2'11")

With a front facing frosted window, radiator, low level W.C, handbasin with taps, partially tiled & laminate flooring.

### Living Room

4.81 x 4.07 (15'9" x 13'4")

With front facing window, radiator & carpets.

### Understair Cupboard

0.85 x 1.18 (2'9" x 3'10")

### Kitchen/Breakfast Room

5.20 x 3.16 (17'0" x 10'4")

With two windows overlooking the rear garden, tiled flooring throughout, a range of eye & base level units, with worktop over, tiled splashback, electric double oven, 4 ring gas hob with extractor over, one & a half sink with mixer tap, integrated dishwasher, cupboard to house fridge freezer, dresser type unit in the breakfast room, radiator, ceiling spotlights, doors leading out onto the garden and into -



### Utility

1.82 x 2.43 (5'11" x 7'11")

With a side facing window, radiator, laminate flooring, electricity, plumbing & void for a washing machine, space & unit to house further white goods, loft hatch for above garage.

### Dining Room/Office

3.16 x 2.47 (10'4" x 8'1")

With rear facing window, radiator & carpets. This versatile space could be used as an office/playroom/study etc.

### First Floor

Carpeted staircase rises up to the first floor landing, window to the side, loft access & doors leading to -

### Airing Cupboard

1.31 x 0.71 (4'3" x 2'3")

Housing the water tank with plenty of storage space.

### Bathroom

2.06 x 2.15 (6'9" x 7'0")

With frosted rear facing window, fully tiled, panel bath with electric shower, low level W.C, hand basin with mixer tap, heated towel rail, tiled flooring.



### Primary Bedroom

2.97 x 2.86 (9'8" x 9'4")

With rear facing window, horizontal blinds, radiator, double built-in wardrobes with mirrored sliding doors, & carpets.



### Second Bedroom

2.67 x 3.12 (8'9" x 10'2")

With front facing window, radiator, double built-in wardrobes with mirrored sliding doors, & carpets



### Third Bedroom

2.31 x 2.11 (7'6" x 6'11")

Front facing window, radiator, carpets.

### Storage Cupboard

1.74 x 1.11 (5'8" x 3'7")

### Garage

2.45 x 3.54 (8'0" x 11'7")

With a up & over garage door, lighting & electricity.

### External

#### Front

With a driveway for two vehicles and partly laid to lawn.

#### Rear

This good sized garden benefits from a large decked entertainment area, patio, shed (0.88m x 3.32m) large lawned area, gated walkway to the side of the house.

### 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 C 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.