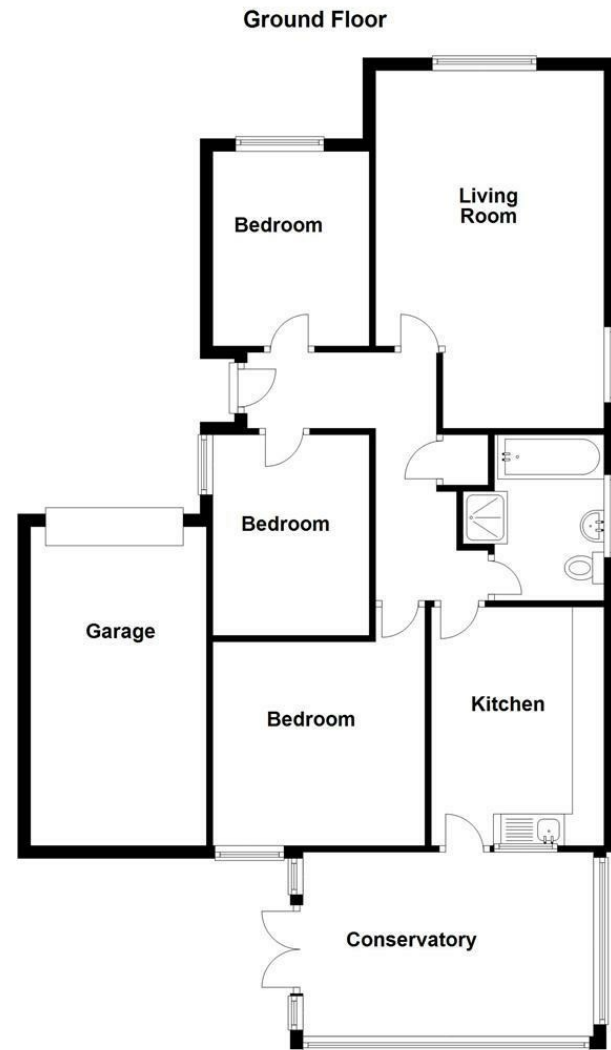




**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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



| Energy Efficiency Rating                           |           |
|--|-----------|
| Current  | Potential |
| Very energy efficient - lower running costs        |           |
| (92 plus) <b>A</b>                                 | <b>87</b> |
| (81-91) <b>B</b>                                   |           |
| (69-80) <b>C</b>                                   |           |
| (55-68) <b>D</b>                                   |           |
| (39-54) <b>E</b>                                   |           |
| (21-38) <b>F</b>                                   |           |
| (1-20) <b>G</b>                                    |           |
| Not energy efficient - higher running costs        |           |
| <b>England &amp; Wales</b> 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) <b>A</b>  | <b>87</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |

## 8 Holly Grange, Oswestry, SY10 7TU Offers in the region of £309,999

WOODHEADS are delighted to bring to the sales market this Three Bedroom Detached Bungalow which is nestled in a sought-after location in Weston Rhyn. The accommodation briefly comprises a living room, kitchen, three bedrooms, bathroom, and conservatory. Outside, the property has a single garage with a generous driveway and a rear enclosed garden with great views. Viewings are highly recommended to appreciate the property's location, and 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



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





## Weston Rhyn

Weston Rhyn has infant and junior schools, a post office in the church on a Thursday, village shop and public house. There is also a hairdressers and a chinese/chip shop. There is a community hall ('The Institute') St John's Church and a local public house. There are bus stops with an hourly service Monday-Saturday into Oswestry (10mins), Chirk (5mins.) and Wrexham (40mins). The towns of Chirk 1 miles approx. and Oswestry 5 miles approx are nearby and both have a wide variety of shops, café's and restaurants. The A5 gives access to road links to Chester, Shrewsbury and Wrexham, whilst Chirk railway station provides direct hourly services to Wrexham, Chester (change for Liverpool, Manchester and London) and Holyhead. Gobowen station is 3 miles away with direct services to Shrewsbury, Newport and Cardiff as well as to Birmingham New Street and Airport. Nearby places of interest are the world famous Chirk Aqueduct, Llangollen Canal and Chirk Castle.

### Entrance

With a timber and part glazed front door leading into -

### Entrance Hall

3.24 x 1.20 (10'7" x 3'11")

With carpet flooring, dado rails, radiator, ceiling light, ceiling roses, loft access hatch, storage cupboard with shelving, and doors leading into -

### Living Room

5.65 x 3.59 (18'6" x 11'9")

With dual aspect front and side uPVC windows, two radiators, ceiling lights, ceiling roses, carpet flooring, electric feature fireplace, and dado rails.



### Kitchen

2.76 x 3.97 (9'0" x 13'0")

With a newly renovated kitchen benefitting a rear aspect window, a range of base and eye level units with worktop over and soft closing drawers, fitted oven and microwave, integrated fridge/freezer, integrated dishwasher, four ring induction hob with extractor hood over, 1.5 Belfast sink with mixer tap over, and radiator.



### Primary Bedroom

3.22 x 3.37 (10'6" x 11'0")

With a rear aspect uPVC window, radiator, carpet flooring, and coving.



### Bedroom Two

2.47 x 3.18 (8'1" x 10'5")

With a side aspect uPVC window, radiator, carpet flooring, and ceiling light.

### Bedroom Three

2.55 x 3.08 (8'4" x 10'1")

With a front aspect uPVC window, two radiators, and carpet flooring.

### Bathroom

2.55 x 2.48 (8'4" x 8'1")

With a side aspect uPVC window, panel enclosed bath with pillar taps, enclosed shower cubicle, pedestal wash hand basin, low level W.C., and radiator.



### Conservatory

With a glazed door providing access to the rear enclosed garden and uPVC French Doors leading to the external aspects, tiled flooring, radiator, lighting, and a glazed surround.



### Front Aspect

With a brick driveway providing off road parking, part laid to lawn, and access to the garage and property.

### Garage

With up and over door, power and lighting.

### Rear Aspect

To the rear aspect, the property benefits from a timber shed (2.45m x 1.79m), being partly laid with gravel surrounded by mature plants and shrubbery, paving steps with a patio entertainment area.

### Council Tax

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

### Services

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

### Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

### 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.

### 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.

### 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.