



WOODHEAD
OSWESTRY SALES & LETTINGS



41 Llanforda Mead, Oswestry, SY11 1TS Offers in the region of £389,500

NO ONWARD CHAIN - WOODHEADS are delighted to bring to the sales market, this striking FOUR BED DETACHED FAMILY HOME offering SPACIOUS LIVING ACCOMMODATION, set within a desirable and very quiet location at the end of a cul-de-sac, with enclosed south facing rear garden, DOUBLE GARAGE, and driveway. In brief, the accommodation affords an entrance hall with a cloakroom off, living room, dining room, kitchen, and utility. To the first floor are FOUR BEDROOMS, one being en-suite, and a family shower room. Externally there is a double garage with a driveway to the front, and rear enclosed gardens.

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	82

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	

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

Leave our office on Leg Street taking the first left into Castle Street, at the T junction go straight over onto Welsh Walls. Take the fourth turning on the right onto Brynhafod Road. Then take the third right on to Llanforda Mead continue along this road and the property is at the end of the street on the left hand side.

ENTRANCE

Part glazed front door leading into:

INTERNAL PORCH

With glazed side screen and part glazed door leading into;

ENTRANCE HALL

2.13 x 3.50 (6'11" x 11'5")

With radiator, understairs storage cupboard and doors leading off into;

DINING ROOM

2.80 x 3.50 (9'2" x 11'5")

With front aspect double glazed window, radiator, ceiling light, and carpet flooring.



CLOAKROOM

1.00 x 1.91 (3'3" x 6'3")

Comprising: side aspect double glazed window, radiator, low level W.C., and wall mounted wash hand basin.

LIVING ROOM

3.62 x 6.49 (11'10" x 21'3")

With front aspect double glazed bay window, two radiators, feature fireplace, carpet flooring, television point, wall mounted lighting, and double glazed French doors leading to the rear enclosed garden.



KITCHEN

2.82 x 3.41 (9'3" x 11'2")

With rear aspect double glazed window, radiator, a range of base and eye level units with worktop over, 1.5 sink and drainer with stainless steel mixer, four ring gas hob with extractor hood over, void and plumbing for appliance, and integrated oven.



UTILITY

2.58 x 1.51 (8'5" x 4'11")

With rear aspect double glazed window, radiator, base unit with worktop over, gas boiler, void and plumbing for appliances, and door leading out to the side aspect.

FIRST FLOOR

LANDING

1.48 x 3.36 (4'10" x 11'0")

With loft access, carpet flooring, airing cupboard, and doors leading off into;

FIRST BEDROOM

4.51 x 4.10 (14'9" x 13'5")

With front aspect double glazed window, radiator, carpet flooring, and fitted wardrobes. (Measurements do not include fitted wardrobe),



EN SUITE

1.92 x 2.67 (6'3" x 8'9")

Comprising: side aspect double glazed window, radiator, pedestal wash hand basin, low level W.C., panel enclosed bath with shower screen and shower over, part tiled and storage cupboard.



SECOND BEDROOM

3.73 x 3.55 (12'2" x 11'7")

With front aspect double glazed window, radiator, carpet flooring, and fitted wardrobe.



THIRD BEDROOM

3.64 x 2.18 (11'11" x 7'1")

With rear aspect double glazed window, radiator, and carpet flooring.



FOURTH BEDROOM

2.89 x 2.71 (9'5" x 8'10")

With rear aspect double glazed window, radiator, and carpet flooring.

SHOWER ROOM

1.68 x 2.38 (5'6" x 7'9")

Comprising: rear aspect double glazed uPVC window, radiator, enclosed shower cubicle, low level W.C., pedestal wash hand basin, and shaving point.



EXTERNAL

FRONT

To the front aspect the property boasts a driveway providing ample off road parking, stone planter with flowers, part laid to lawn, and pathway leading to the front door and gated access to the rear enclosed garden.

REAR

With a well maintained south facing rear enclosed garden boasting a rear patio entertainment area, outdoor tap, mostly laid to lawn bordered by flowers and shrubbery, summerhouse with glazed surround, access to the double garage, and with wooden garden room at the foot of the garden.



DOUBLE GARAGE

5.12 x 5.16 (16'9" x 16'11")

With two up and over doors, power and lighting.

TENURE

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

COUNCIL TAX

The council tax band for this property is 'E' 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.

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.