



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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

## 2 Vicarage Court Salop Road, Oswestry, SY11 2NJ Offers in the region of £225,000

WOODHEADS are delighted to bring to the Sales Market this immaculately presented Two-Bedroom Detached Bungalow in a sought after location in the centre of Oswestry. In brief, the accommodation boasts a living room/dining room, kitchen, bathroom & two double bedrooms. Outside benefits from a driveway for several vehicles, a terraced side garden and mature plants, trees and shrubbery. Viewings are highly recommended to appreciate this property's location, 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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### 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.

### Entrance

Recessed entrance with part glazed front door leading into -

### Reception Hall

4.60 x 1.10 (15'1" x 3'7")

With carpet flooring, radiator, and airing cupboard with shelving.

### Living/Dining Room

3.32 x 7.40 (10'10" x 24'3")

With a front aspect glazed bay window and a rear aspect glazed window providing great natural light, benefitting a feature gas fireplace with wooden surround, radiators, television point and carpet flooring.



### Kitchen

3.20 x 2.40 (10'5" x 7'10")

Benefitting a range of base any eye level units with worktop over, void and plumbing for an appliance, stainless steel sink with mixer tap and drainer, four ring gas hob with fitted extractor hood over, Worcester gas boiler, a front aspect glazed window, and a door leading to the rear enclosed terrace.



### Primary Bedroom

2.90 x 2.85 (9'6" x 9'4")

With a front aspect glazed window, radiator, and carpet flooring.



### Bedroom Two

2.25 x 3.00 (7'4" x 9'10")

With a front aspect glazed window, radiator, and carpet flooring.



### Bathroom

2.00 x 2.56 (6'6" x 8'4")

Benefitting a panel enclosed bath with glazed bi-folding screen and shower over, low level W.C., pedestal wash hand basin, radiator, extractor fan, part tiled, and a rear aspect glazed window.



### External

#### Front Aspect

To the front aspect the property benefits a tarmac and brickwork driveway providing plenty of off road parking, mature flowers, trees and shrubbery with brick surround, and a paved walkway leading to the front entrance.

#### Side Aspect

To the side the property benefits an enclosed paved courtyard, providing ease of maintenance and a great opportunity for Alfresco dining.



### 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.

### Council Tax

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

### 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.