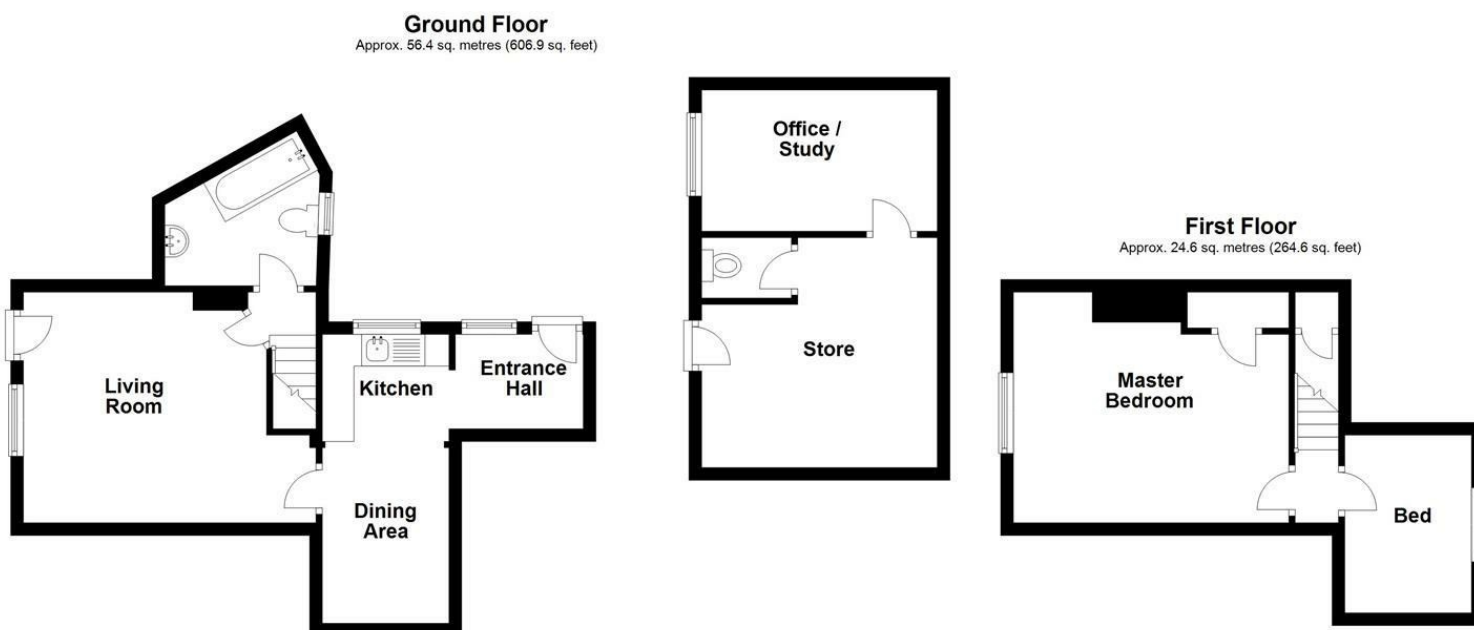




**WOODHEAD**  
OSWESTRY SALES & LETTINGS



Total area: approx. 81.0 sq. metres (871.5 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) <b>A</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>	
(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	

## 12 Church Street, Oswestry, SY11 4DT Offers in the region of £229,950

Woodheads are delighted to present this charming Two Bedroom Terraced House to the sales market. The property is located in the highly sought after village of Whittington and is within close proximity of the historic Whittington Castle. This property benefits from gas central heating, double glazed windows, kitchen/dining room, living room, bathroom and two bedrooms, with an external workshop/office as well as off road parking. Viewing is highly recommended to appreciate this 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



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### Location

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

### Entrance

Part glazed front door leading into -

### Kitchen/Dining Room

1.49 x 3.90 (4'10" x 12'9")

With dual rear aspect double glazed windows, two radiators, exposed beams, a range of base and eye level units with worktop over, four ring gas hob with chimney extractor hood over, stainless steel sink with mixer tap and drainer, tiled splash guard and tiled flooring.



### Living Room

4.69 x 3.60 (15'4" x 11'9")

With a front aspect double glazed window, carpet flooring, radiator, feature brickwork fireplace with gas fire, understairs storage cupboard, and television point.



### Bathroom

3.24 x 1.98 (10'7" x 6'5")

With a 'P' shape panel enclosed bath with glazed screen and shower over, low level W.C., part tiled, extractor fan, heated towel rail, vanity unit with wash hand basin,



### Landing

With doors leading into -

### Primary Bedroom

3.75 x 3.68 (12'3" x 12'0")

With a front aspect double glazed window, radiator, storage cupboard with shelving, and carpet flooring.



### Bedroom Two

2.79 x 2.81 (9'1" x 9'2")

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

### External

The property benefits gated access to the front aspect of the property with a patio entertainment area, access to the front door, and access to the external office.

### Office

In brief, the accommodation for the office is split into three sections comprising - Workshop, Cloakroom, and Office..

The workshop is 3.1m x 2.9m and benefits power and lighting, the cloakroom (1.21m x 1.10m) benefits a low level W.C., and a wash hand basin, while the office (1.97 x 3.67) boasts a front aspect window, electric radiator, power and lighting.

### Council Tax

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

### Tenure

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

### 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 .

### Particulars

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

### 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.