



WOODHEAD
OSWESTRY SALES & LETTINGS



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		74	85
	EU Directive 2002/91/EC		

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		



10 Wilfred Owen Avenue, Oswestry, SY11 2NB

Offers in the region of £395,000

NO ONWARD CHAIN - WOODHEADS are delighted to bring to the sales market this FOUR bed DETACHED family home set in a POPULAR RESIDENTIAL area of Oswestry with driveway and double garage for parking. In brief the accommodation affords: living room, dining room, kitchen, utility with four bedrooms, possibly Five with Study having Ensuite and bathroom. Externally the property benefits a rear enclosed garden.

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 south towards Salop Road then left onto Middleton Road. At the roundabout take the first exit staying on Middleton Road then taking a right hand turn onto College Road. Continue down until you can turn left onto Llys Road. Wilfred Owen Road will be on a left hand turn where you can continue down then turn right onto Wilfred Owen Avenue.

Entrance

Access via storm porch over, front door leads into;

Entrance Hall

With solid oak flooring throughout this entrance hall is a real feature to the property, a straight staircase takes you to the first floor. Built-in storage cupboard housing the hot water tank, panelled radiator, and two uPVC double glazed windows looking out to the front aspect. Doors leading to reception rooms, kitchen, study, shower room. Door leading into;

Living Room

5.79m x 3.76m (18'11" x 12'4")

Feature fireplace with a multi-fuel stove burner inset, television aerial, coving to the ceiling, two panelled radiators and a uPVC double glazed window looking to the front aspect. Wooden and glazed double doors leading into;



Dining Room

3.78m x 3.05m (12'4" x 10'0")

With coving to the ceiling, panelled radiator, uPVC double glazed doors leading out to the rear garden and a door that leads into;

Kitchen

4.57m x 4.17m (14'11" x 13'8")

Fully fitted kitchen with a range of base and eye level fitted wall cupboards with worktop over, one and a half bowl sink and drainer with mixer tap over, integrated appliances including dishwasher, fridge, freezer, oven and four point induction hob with extractor fan over, telephone point, built-in pantry and panelled radiator. Please note all appliances are made by Neff. uPVC double glazed window looking to the rear aspect. Door leads into;

Utility Room

With a range of base and eye level fitted wall cupboards, single bowl sink and drainer with mixer tap over, wall mounted 'Worcester' boiler, space and plumbing for washing machine and tumble dryer. Extractor fan, panelled radiator and uPVC double glazed window looking out to the rear aspect. Door leads out to the side of the property.

Study/Bedroom

3.66m x 2.77m (12'0" x 9'1")

With a built in storage cupboard, telephone point, panelled radiator, coving to the ceiling, PVC double glazed window looking out to the front of the aspect and door leading into:

EnSuite Shower Room

The ensuite shower room has a three piece white suite comprising of a pedestal wash hand basin, WC and shower cubical. Shaver point, extractor fan and complimentary tiling to the floor and walls.

First Floor Landing

With access to loft space and doors leading to bedrooms and bathroom. Door leads into:

Master Bedroom

4.04m x 2.87 (13'3" x 9'4")

With fitted wardrobes, television aerial, telephone point and panelled radiator. Door leads into:



Master Ensuite

The master ensuite has a three piece white suite comprising of pedestal wash hand basin, WC and double shower cubical. Tiling to walls and floor, panelled radiator, extractor fan and Velux window to the rear.

Bedroom Two

4.04m x 2.87m (13'3" x 9'4")

Panelled radiator, PVC double glazed window to the front aspect. Door leading into;

Ensuite

The ensuite has a three piece white suite comprising of a pedestal wash hand basin, WC and shower cubical. Shower point, extractor fan, tiling to walls and floors and Velux window.

Bedroom Three

3.00m x 2.39m (9'10" x 7'10")

With a panelled radiator and Velux window to the front aspect.

Bedroom Four

2.79m x 2.24m (9'1" x 7'4")

With a panelled radiator and Velux window to the rear aspect.

Family Bathroom

The family bathroom has a three piece suite comprising of a pedestal wash hand basin, WC, panelled bath with a shower attachment to the taps, panelled radiator, shaver point, extractor fan, tiling to walls and floor and a Velux window to the rear aspect.

Externally

To the front of the property is a tiered garden area designed for ease of maintenance with mature shrubs and flowers, and outside lighting with fencing to boundaries. There is also gated access leading to the rear garden and a shared driveway leading around the side of the property to the double garage. The rear garden is predominantly laid to lawn with mature shrubs and flower borders, with a paved patio area, outside lighting, electric plug sockets, outside tap and fencing to boundaries. A door leads to the double garage.

Double Garage

5.11m x 5.05m (16'9" x 16'6")

With remote control doors, light and power laid on.

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, gas entral 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 'E' and the local authority is Shropshire County Council.

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.

Local Authority/Planning

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

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 Buisness

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.