



Total area: approx. 107.2 sq. metres (1153.4 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>	<b>68</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>82</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	

**Edelweiss North Drive, Oswestry, SY11 4AT**  
**Offers in the region of £425,000**

Woodheads are delighted to bring to the market this large and spacious Three Bedroom Bungalow on a generous plot with open field views. The property briefly comprises a Reception Room, Utility Room, Kitchen Diner Three Bedrooms and Family Bathroom. Large rear garden, brick-built Garage and Workshop. Viewings are highly recommended to appreciate the property's location, accommodation 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



## Oswestry

### Entrance

The property is accessed via a white uPVC glazed front door. Tiled flooring. Door into:

### Roof Space

Includes a window, light and power laid on with floor boarding.

### Entrance Porch

With access to loft space, pendant light and single panel radiator with thermostatic valve.

### Reception

With front and side aspect double glazed uPVC windows, single panel radiator with thermostatic value. Carpet throughout. Serving hatch into the Kitchen and insert fireplace with brick feature surround.

### Kitchen/Dining Room

5.67m x 3.40m (18'7" x 11'1" )

The property is fully fitted with a range of eye and base level wall cupboards with a 'Hidden Kitchen Island' which pulls out to provide further surface space! Integrated split oven, four ring gas fired hob and fridge/freezer. Single panel radiator with thermostatic valve and two bar lights to the ceiling. Wooden flooring throughout. Rear and side aspect double-glazed white windows with lovely views over fields.

### Utility Room

2.80m x 2.70m (9'2" x 8'10")

Rear and side aspect windows, Belfast sink and space and plumbing for washing machine and dryer.

### Bedroom One

3.38m x 3.63m (11'1" x 11'10")

Front aspect double glazed uPVC window, single panel radiator with thermostatic value, carpet to the floor and pendant light.



### Bedroom Two

3.68m x 3.31m (12'0" x 10'10")

Rear aspect double glazed uPVC window overlooking

the landscaped rear garden, carpet to flooring and pendant lighting. Single panel radiator with thermostatic valve. Built-in Wardrobes.

### Bedroom Three

3.25m x 2.60m (10'7" x 8'6")

Built-in Wardrobes, rear aspect double glazed uPVC window and single panel radiator with thermostatic valve. Carpeted.

### Family Bathroom

2.75m x 2.62m (9'0" x 8'7")

Fully fitted bathroom with shower cubical, bath, pedestal wash hand basin and low-level flush WC. Part tiled walls and wood effect flooring. Front aspect double-glazed frosted uPVC window.



### Externally

The property sits in a very generous fully enclosed plot with a lovely landscaped rear garden which is mainly laid to lawn with a patio area to the rear of the property. The garden benefits from a vegetable patch, fish pond, covered seating area, and greenhouse. to the front of the property, there is ample off road parking for numerous cars.

### Garage

10.17m x 3.66m (33'4" x 12'0")

This large brick-built Garage comprises rear and side aspect windows, electric up and over door, concrete flooring and Florescent lighting. There is a side door into the garden.

### Council Tax

The council tax band for the property is 'E' and the local authority is Shropshire County Council.

### 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 central

heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

### Misdesription Act

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 Buisness

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.