



WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 269.7 sq. metres (2902.6 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
	86
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

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



3 Watkin Drive, Oswestry, SY11 1SQ Offers in the region of £715,000

Woodheads are delighted to bring to the market this Five Bedroom Detached House in the EXCLUSIVE area of Watkin Drive. The property briefly comprises Hallway, Two Reception Rooms, Study, Dining Room, Kitchen/Breakfast Room, Utility Room, Five Double Bedrooms (Two Ensuites) and Family Bathroom. There is an Integral Double Garage and ample off road parking. Large secure south-facing garden to the rear. The property has the added bonus of being wheelchair friendly with wider doors and a ramp to the rear of the property.

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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Directions

From our office in Leg Street, continue onto Beatrice Street turning left onto Castle Street. Cross the road onto Welsh Walls then head right onto Bryn Hafod Road. On the left is Jennings Road then turn right via Maserfield and Watkin Drive will be on the left where the property will be identified at the end on the right by the Agents board.

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.

Porch

2.68m x 1.73m (8'9" x 5'8")

The property is accessed via a fully glazed entrance door, tiled floor and wall light.

Hallway

7.10m x 3.50m (23'3" x 11'5")

Two single panel radiators with thermostatic valves. Tiled floor and wall lights.

Lounge

3.98m x 6.68m (13'0" x 21'10")

Dual aspect front and rear windows, wooden double glazing to front, rear aspect sliding patio doors and pendant lighting. Gas fired fireplace with switch controls and carpeted throughout.

Snug

3.03m x 3.92m (9'11" x 12'10")

Rear aspect wooden double glazed window. Single panel radiator and strip lights to ceiling. Carpeted flooring.

Study

2.23m x 3.60m (7'3" x 11'9")

Front aspect wooden double glazed window, carpets and large storage cupboard. Recessed lights to ceiling and under cupboards.

Dining Room

3.93m x 3.93m (12'10" x 12'10")

Single panel radiator with thermostatic valves. Carpets and pendant lighting to ceiling. Rear aspect sliding patio door.

Kitchen

7.8m x 3.2m (25'7" x 10'5")

The kitchen comprises a range of base and eye level units, a ceramic sink unit with mixer tap over, an electric

double oven, 4 ring gas hob with an extractor hood over, and space for a dishwasher. Rear aspect white uPVC double glazed patio doors, single aspect wooden double glazed window, tiled flooring. Recessed lights to ceiling and under cupboards.

Door leading into:

Utility Room

2.02m x 3.51m (6'7" x 11'6")

The utility room has a range of eye and base level units, space for washing machine and dryer, domestic heating control, single panel radiator with thermostatic valve. Tiled flooring.

Double Integral Garage

5.19m x 4.98m (17'0" x 16'4")

Integrated door from the Utility Room into the double garage, housing the boiler which is 4 years old, electric up and over door and concrete flooring. Lighting is given by is two double fluorescent tubes.

Downstairs WC

1.63m x 1.62m (5'4" x 5'3")

Low level flush WC, wall mounted sink unit and tiled floor. Single panel radiator with thermostatic valve.

Stairs leading to carpeted landing providing access to loft space which is part boarded with light. Airing cupboard housing hot water tank.

Bedroom One

3.56m x 5.55m (11'8" x 18'2")

Rear aspect double glazed window, built-in wardrobes and dressing room area. Single panel radiator with thermostatic valve.

Ensuite

1.91m x 2.58m (6'3" x 8'5")

Low level WC, sink with vanity unit, bidet, and bath. Heated towel rail, recessed lighting and Vinyl flooring.

Bedroom Two

2.78m x 2.85m (9'1" x 9'4")

Rear aspect wooden double glazed window, built in wardrobes and single panel radiator with thermostatic valve. Carpeted flooring.

Bedroom Three

3.98m x 3.28m (13'0" x 10'9")

Rear aspect wooden double glazed window, single panel radiator with thermostatic valve and built-in wardrobe. Spotlighting and carpeted flooring.

Bedroom Four

3.28m x 3.01m (10'9" x 9'10")

Built-in wardrobe, side aspect wooden double glazed window and single panel radiator with thermostatic valve. Carpet flooring and pendant light.

Family Bathroom

3.18m x 2.69m (10'5" x 8'9")

The family bathroom comprises panel bath, low level flush WC, shower cubical with electric shower attached, sink cabinet with vanity unit and tiled surround. Recessed lights to ceiling and heated towel rail. Front aspect frosted wooden double glazed window. Vinyl flooring.

Bedroom Five

5.03m x 5.10m (16'6" x 16'8")

Single panel radiator with thermostatic valve, built in wardrobes, carpet to the floor and pendant lighting.

Ensuite

1.59m x 3.31m (5'2" x 10'10")

Low level flush WC, basin with vanity unit, large shower cubical with electric shower over. Heated towel rail with thermostatic valve.

Externally

The property stands in a private, secluded and sheltered location mainly south facing in approximately two thirds of an acre filled with shrubs, a potting shed, an herb garden, a small pond and a woodland area with a large patio with lighting and power point. There are various fruit trees and summer house also with power point. There is a long driveway with lighting and parking for several cars.

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 and has a ADT monitored alarm fitted. We have not tested any services, therefore no warranty can be given or implied as to their working order. There is a BT landline connection to the property.

Council Tax

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

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 .

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 .

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.

