



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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	



### 6 Cherry Tree Drive, Oswestry, SY11 3EQ Offers in the region of £249,950

Woodheads are delighted to bring to the market this well presented Four Bedroom Family Home in a sought after area. The property benefits from Two Reception Room, Kitchen/Dining area, Utility Room, Master Bedroom with an Ensuite, Three further Bedrooms and enclosed rear garden. Off road parking for several vehicles. Viewing is highly recommended to appreciate this 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, keeping in right hand lane at traffic lights by Morrisons, turn onto Oswald Road. Continue and at traffic lights turn onto Salop Road continuing straight on at the roundabout. At the crossroads turn left onto Middleton Road. Continue over the roundabout and take the next right onto Beech Grove, take the second right onto The Green and follow the road around to the left onto Cherry Tree Drive where the property will be found identified by our For Sale board.

### St Martins

St Martins is a popular village with good local amenities including Rhyn Park primary and secondary schools. Facilities include Stan's Superstore (with fuel garage and Post Office services), the village Community Centre with computer room and internet access, as well as other local shops such as hairdressers. Also within easy reach are places of worship – the Methodist Chapel and St Martins Parish Church which has served the area since Saxon times. The village's renowned Bowling Green is nearby as is the Doctors Surgery. There are attractive country lanes for walks nearby along with the Ifton Meadows Nature Reserve. The historic market towns of Ellesmere and Oswestry are some 6 and 5 miles distant. Further afield, Wrexham is around 11 miles away and Chester and Shrewsbury are approximately 23 miles away.

### Entrance

The property is accessed via a white uPVC half glazed door which leads into a Hallway with a tiled floor.

### Reception One

2.84m x 2.86m (9'3" x 9'4")

The reception room benefits from a feature fireplace with a part tiled, part wooden surround, single panel radiator with thermostatic valve and wood effect flooring.

### Kitchen/Dining Room

2.84m x 2.86m (9'3" x 9'4")

The kitchen/dining area comprises a range of eye and base units, an integral fridge/freezer, oven with four ring electric hob extractor hood over. Rear aspect uPVC window and double glazed patio doors leading into the garden.

### Utility Room

3.002m x 3.01m (9'10" x 9'10")

Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tiled flooring. Rear aspect window and stable door.

### Downstairs WC

2.18m x 0.94 (7'1" x 3'1")

Low level flush WC and wall mounted sink. Side aspect frosted uPVC window, tiled flooring. Single panel radiator with thermostatic valve.

### Reception Room Two

2.99m x 4.49 (9'9" x 14'8")

Front aspect uPVC double glazed window, single panel radiator and carpet to the flooring. Both pendant and wall lights.

### Bedroom One

5.47m x 2.97m (17'11" x 9'8")

With single panel radiator, carpet to the floor and pendant light.



### Ensuite

2.93m x 2.02m (9'7" x 6'7")

The bathroom comprises a low level flush WC, wash hand basin with vanity unit beneath, panelled bath with shower over. Heated towel rail. Tiled floors and walls, recessed lighting.



### Family Bathroom

1.91m x 1.85m (6'3" x 6'0")

Comprising low level flush WC, pedestal wash hand basin and panelled bath with shower attachment over. Heated towel rail and rear aspect frosted uPVC double glazed window.

### Bedroom Two

2.62m x 3.09 (8'7" x 10'1")

Rear aspect uPVC double glazed window, single panel radiator and thermostatic valve. Carpet to the floor and pendant lighting.

### Bedroom Three

2.63m x 4.24m (8'7" x 13'10")

Front aspect uPVC double glazed window, carpet to the floor and single panel radiator.

### Bedroom Four

2.52m x 1.97 (8'3" x 6'5")

Front aspect uPVC double glazed window, carpet to flooring and single panel radiator.

### Externally

Externally, to the rear the property has an enclosed rear garden, mainly laid with decking providing an entertaining area, grass and timber shed.

### 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 Council.

### 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.

### 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.