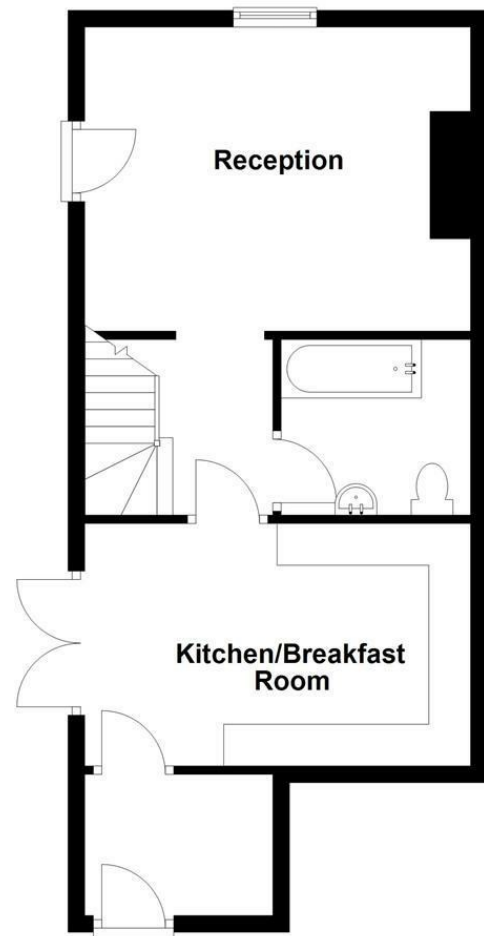


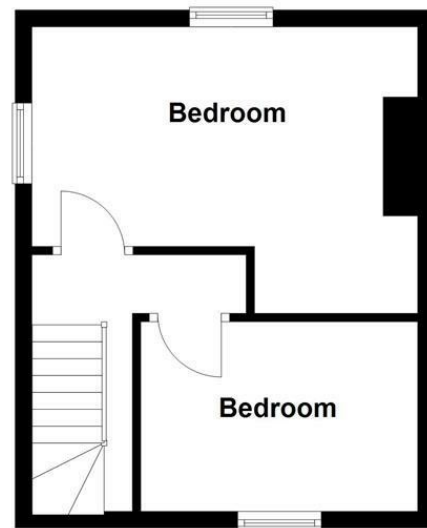


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

Ground Floor



First Floor



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>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</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	

### 1 Chapel Lane, Knockin Heath, SY10 8ED Offers in the region of £530,000

Woodheads are delighted to bring to the market this Two Bedroom Sandstone Cottage set within approximately 3 acres. The property benefits from plenty of off road parking, stable yard and a range of outbuildings. Viewings are highly recommended to appreciate this property's huge potential.

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**

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### Knockin Heath

This popular village of Knockin is located within easy reach of the main town of Oswestry. The local is called the Bradford Arms and displays the Bradford family coat of arms and also has a clock with three faces, hung outside above the main entrance. A range of state and private school are available in the nearby towns. Road links to the A5 to Shrewsbury approximately 13 miles, Oswestry approximately 8 miles and Welshpool approximately 14 miles. Trains from Shrewsbury and Gobowen (approximately 8 miles) to Chester, Manchester, Birmingham and London.

### Directions

From our office in Leg Street head out of town to the A5 towards Shrewsbury, turn right onto B4397 (Gamesters Lane) at the end of the road take a left turn, then a right turn after 100 yards onto B4396. Take the last right hand turn at the end and the property will be identified on the left by our Agents For Sale Board.

### Entrance

The property is entered via a wooden door into:

### Reception Room

4.29m x 3.59m (14'0" x 11'9")

Side aspect wooden framed window, open fireplace with tiled surround, electric heater and pendant light to ceiling. Carpet to the flooring.

### Bathroom

2.30m x 2.47m (7'6" x 8'1")

The bathroom comprises a bath with shower over, low level flush WC and pedestal wash hand basin. Airing cupboard, extractor fan and a rear aspect frosted window.

### Kitchen

2.75m x 4.71m (9'0" x 15'5")

The kitchen benefits from a range of eye and base level units, space for a 'Range' cooker, dishwasher and fridge freezer. There is access to the roof space via a loft hatch. Front aspect patio doors which are uPVC double glazed. Electric heater.

Doors into:

### Utility Room

The utility room provides space for a washing machine/dryer, front aspect frosted window and quarry tiles to the floor.

### Bedroom One

2.69m x 4.39m (8'9" x 14'4")

Front and side aspect windows, built-in wardrobe and carpeted flooring.

### Bedroom Two

3.36m x 2.08 (11'0" x 6'9")

Rear aspect window, carpet to the floor and pendant light to the ceiling.

### Externally

The property is set within approximately 3 acres of land with a vast range of outbuildings. There is outline permission granted for the building of a new dwelling at the property, for further details, please seek advice from the Local Authority. A separate road provides access to the yard, outbuildings and land.

### 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 'B' and the local authority is Shropshire 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.

### 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.