



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			
		63	75
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	



Gledhill, Martins Field, Trefonen, SY10 9EP Offers in the region of £499,950

Woodheads are delighted to bring to the market this spacious and well presented four bedroom detached family property situated in an much sought after cul-de-sac location in the popular village of Trefonen. Although that property comprises large gardens it also stands in approximately 1/4 of an acre of additional gardens to the other side of the access roadway. The property briefly comprises Hallway, Two Reception Rooms, Kitchen, a Utility Room, Downstairs W/C, Four Bedrooms, Master Bedroom with Ensuite, Family Bathroom and an Integal Garage. Viewing is high recommended to appreciate what this property can offer.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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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 Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Continue into the village of Trefonen and then take the first turning on the left and proceed into MArtins Field. Follow the road ahead and down the hill around to the right, where the property will be found on the right hand side.

Trefonen

Trefonen is a small village located approximately 3 miles south-west of Oswestry, and 3 miles east of the England-Wales border, in Shropshire. The name translates into "village of the ash trees" in English. The village enjoys all major facilities a small community needs with a village shop, primary school, All Saints Church and local public house The Barley Mow. Trefonen is approximately 3 miles from the market town of Oswestry which has a good range of shopping, leisure and amenities together with a host of excellent state and independent schools. 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.

Entrance

The property is access via an enclosed porch with a part wood/part glazed double glazed porch with a tiled floor.

Hallway

3.06m x 3.08m (10'0" x 10'1")

Single panel radiator with thermostatic valve, carpet to the flooring, and stairs leading to the first floor landing.

Doors into:

Reception Room One

3.18m x 3.88m (10'5" x 12'8")

Double glazed rear aspect patio doors, single panel radiator with thermostatic valve, carpet to the floor and pendant lighting.

Conservatory

3.54m x 5.24m (11'7" x 17'2")

uPVC double glazed Conservatory with doors providing access to the rear garden. Tiled floor and single panel radiator radiator.

Reception Room Two

4.91m 6.80 (16'1" 22'3")

Dual aspect front and rear aspect wooden framed double glazed windows, large brick built fireplace with multi fuel burner. Two radiators and carpet to the floor.

Kitchen

4.07m x 3.01 (13'4" x 9'10")

The Kitchen comprises a range of base and eye level wall units with worktop over, stainless steel sink and drainer with mixer tap over. Integrated double oven, hob

and extractor hood over. space and plumbing for a washing machine, large fridge/freezer and wood effect flooring. Single panel radiator.

Utility Room

2.55m x 2.30m (8'4" x 7'6")

There is a range of eye and base level wall units and space and plumbing for a washing machine. Stainless steel sink and drainer with mixer tap over, wood effect flooring and single panel radiator. Pendant lighting.

Downstairs WC

Comprising low level WC, pedestal wash hand basin with vanity unit, tiled flooring and single panel radiator with thermostatic valve.

Stairs to First Floor Landing:

Bedroom One

3.80m x 4.67m (12'5" x 15'3")

Fitted wardrobes, single panel radiator and carpet to the floor. Pendant Lighting. Rear aspect wooden double glazed window.



Ensuite

2.78m x 1.24m (9'1" x 4'0")

Shower cubical with electric shower over, low level flush WC and pedestal wash hand basin. Heated towel rail to the wall, tiled floor and part tiled walls. Extractor fan. Rear aspect frosted double glazed wooden window.

Balcony Landing

Airing cupboard housing hot water cylinder and providing storage space, access to the roof space and single panel radiator.

Family Bathroom

1.99m x 2.55 (6'6" x 8'4")

Low level flush WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and floor, recessed lights and rear aspect wooden frosted double glazed window.

Bedroom Two

3.03m x 3.85m (9'11" x 12'7")

Fitted wardrobes, pendant light and single panel radiator. Rear aspect wooden double glazed window.

Bedroom Three

3.02m x 3.14m (9'10" x 10'3")

Single panel radiator and front aspect wooden double glazed window.

Bedroom Four

4.91m x 3.18m (16'1" x 10'5")

Single panel radiator and front aspect wooden double glazed window.

Garage

6.77m x 3.13m (22'2" x 10'3")

Electric roller door, rear part glazed door to providing access to the garden, oil fired boiler and light.power laid on. Single aspect frosted double glazed window.



Outside

Externally the front of the property has a good sized driveway with ample off road parking and access to the rear garden which includes lawns, a raised seating area with a summer house and additional gardens which are filled with a range of shrubs and flowers. On the opposite side of the access roadway is a large garden area extending to just under 1.4 of an acre which includes gravelled paths, and trees. The property is boarded by a stream and included is an Artic Cabin set on a decking area providing an outdoor entertaining area.

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 '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 .

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.