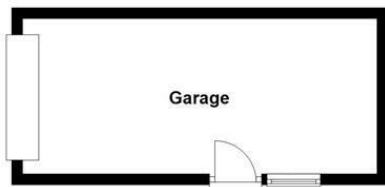


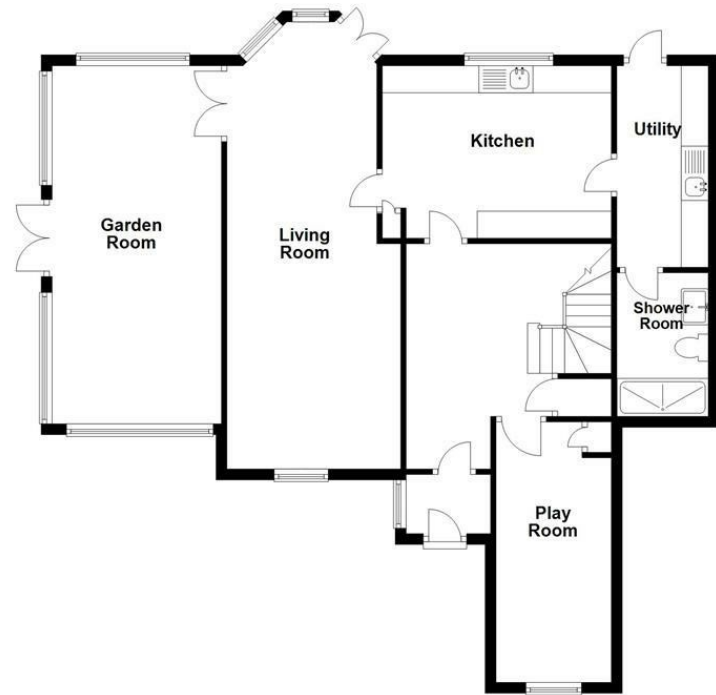


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor
Approx. 116.7 sq. metres (1256.1 sq. feet)



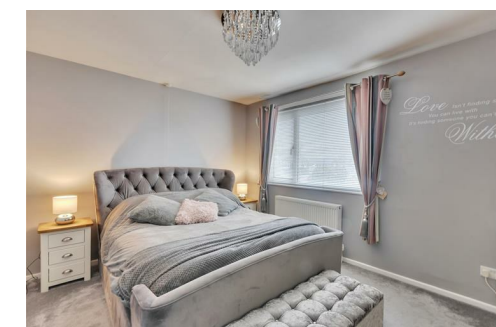
First Floor
Approx. 49.8 sq. metres (536.6 sq. feet)



Total area: approx. 166.5 sq. metres (1792.6 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.

8 Yew Tree Close, *



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			
		67	78
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	

8 Yew Tree Avenue, Oswestry, SY11 4BA Offers in the region of £339,950

Woodheads are delighted to bring to the market this well presented Four Bedroom Detached House within the highly desirable area of Whittington. The property briefly comprises a Hallway, Reception Room, Conservatory, Kitchen, and Utility Room. Boot Room, Play Room, Four Bedrooms and Family Bathroom. Externally the property has parking for five cars, a Garage and rear garden with ample seating/entertaining areas. Viewing is highly recommended to appreciate all that 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
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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Directions

From our office in Leg Street, continue down Beatrice Street, through the traffic lights and turn right at the bridge onto Whittington Road. Heading out of town and continuing straight across at the roundabout into Whittington. Cross the railway line and take the third Right onto Yew Tree Avenue. The property will be identified on the right by our Agents For Sale Board.

Entrance

The property is accessed over a driveway large enough to park 5 cars, to a uPVC door into a Porch with tiled flooring and light.

Hallway

3.73m x 2.58m (12'2" x 8'5")

With wood effect flooring, single panel radiator and pendant lighting.

Reception Room

8.02m x 3.25m (26'3" x 10'7")

Front and rear aspect uPVC bay windows, side aspect uPVC doors and single panel radiator with thermostatic valve. Carpeted flooring and pendant lighting.



Conservatory

3.16m x 5.07m (10'4" x 16'7")

Installed in 2017, ash wood effect flooring, light and power laid on with uPVC windows and doors into the rear garden. Single panel radiator.

Kitchen

2.78m x 4.26m (9'1" x 13'11")

The Kitchen comprises a range of eye and base level units which include a 4 ring electric hob, split oven, 'Franke' sink and drainer with mixer tap over, dishwasher, larder storage cupboard and integrated fridge. Wood effect flooring, 'Down' lighting and single panel radiator.

Utility Room

1.46m x 3.08m (4'9" x 10'1")

Comprising integral washing machine, dryer and freezer, wood effect flooring and single panel radiator with thermostatic valve. Rear aspect part glazed uPVC door.

Downstairs Shower Room

1.8m x 2.68m (5'10" x 8'9")

With large shower cubical, low level flush WC, basin with cabinet beneath, heated towel rail. Wood effect flooring. Front aspect small frosted uPVC double glazed window.



Boot Room

0.85m x 1.36m (2'9" x 4'5")

'Down' Lighting.

Play Room

2.15m x 5.01m (7'0" x 16'5")

With storage cupboard housing the boiler, wood effect flooring, 'Down' lights, TV point and front aspect uPVC double glazed window.



Bedroom One

2.89m x 3.97m (9'5" x 13'0")

With built-in wardrobes, carpeted flooring, single panel radiator with thermostatic valve and rear aspect uPVC double glazed window.

Bedroom Two

2.89 x 2.56m (9'5" x 8'4")

With built-in wardrobes, carpeted flooring, single panel radiator with thermostatic valve and rear aspect uPVC double glazed window.

Bedroom Three

2.46m x 1.97m (8'0" x 6'5")

Single panel radiator with thermostatic valve, carpet and lighting. Front aspect uPVC double glazed window.

Bedroom Four

2.19m x 3.31m (7'2" x 10'10")

Single panel radiator with thermostatic valve, carpet and lighting. Front aspect uPVC double glazed window.

Family Bathroom

3.07m x 1.83m (10'0" x 6'0")

The bathroom comprises low level flush WC, large bath, wash hand basin with a cabinet beneath and heated towel rail. Wood effect flooring and 'Down' lights. Front aspect uPVC frosted double glazed window.



Externally

The rear garden provides ample outside space with a lawn area, seating area and also includes a sheltered seating/entertaining area with electricity provided and a log burner.

Garage

6.44m x 2.93m (21'1" x 9'7")

With electric roller door, light and power laid on and security lights.

Council Tax

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

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

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.