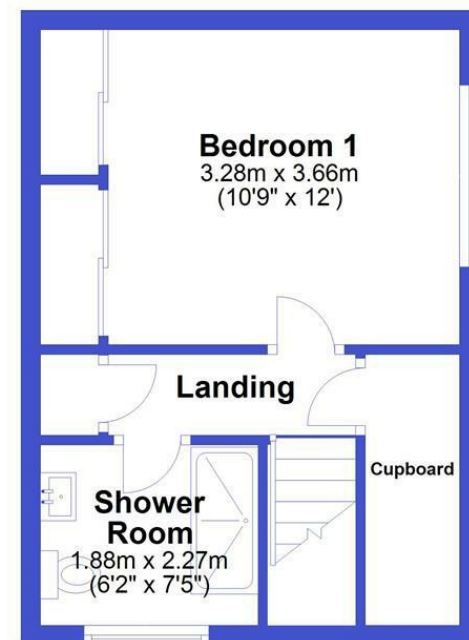


Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp



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	
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

10 Rosehill Drive, Oswestry, SY11 4BE
Offers in the region of £230,000

Woodheads are delighted to bring to the market this Three Bedroom Semi Detached House within the well sought after village of Whittington. The property briefly comprises Entrance Hall, Kitchen, Living Room and Shower Room. The property also benefits from tarmac driveway providing parking and access to the garage. Viewings are highly recommended to appreciate what this property can offer.

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The property is accessed via a tarmacadam driveway providing parking and access to Garage. The front garden is gravelled.

Entrance Hall

3.71m x 1.98m (12'2" x 6'5")

Wood block flooring, radiator, staircase leading to First Floor Landing.

Kitchen

2.74m x 3.86 (8'11" x 12'7")

Fitted with wood effect Shaker style units with laminate work tops, inset stainless steel sink unit, 4 ring electric hob with oven below and filter hood above, space and plumbing for washing machine, radiator, double glazed window overlooking rear garden, double glazed door to the side, tiled flooring.

Living Room

3.35m x 4.87m (10'11" x 15'11")

2 radiators, fireplace with gas fire inset, double glazed French doors lead to rear garden.

Bedroom 2

3.35m x 3.55m (10'11" x 11'7")

Radiator, double glazed window to the front.

Bedroom 3

2.74m x 2.49m (8'11" x 8'2")

Radiator, double glazed window to the front.

First Floor Landing

Bedroom 1

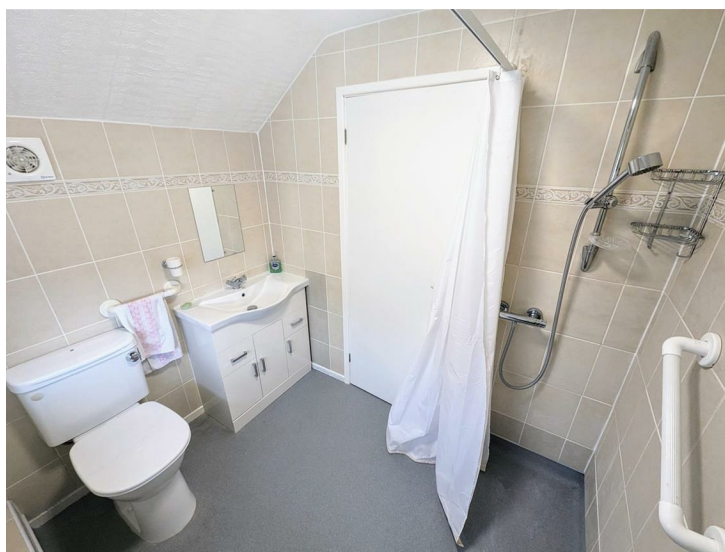
3.27m x 3.65m (10'8" x 11'11")

Double glazed window to the front, radiator, 2 built in double wardrobes with storage above.

Shower Room

1.88m x 2.13 (6'2" x 6'11")

Wet Room with fully tiled walls and vinyl flooring, shower, wash basin with storage beneath, WC. double glazed window to the side.



Storage Cupboard

Garage

Up and over door, personal door to rear garden.

Rear Garden

Approached onto a paved patio with gravel borders and well stocked shrub beds beyond. Further patio areas. The garden is enclosed by timber fencing.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Council Tax

The council tax band for the property is 'C' 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.