

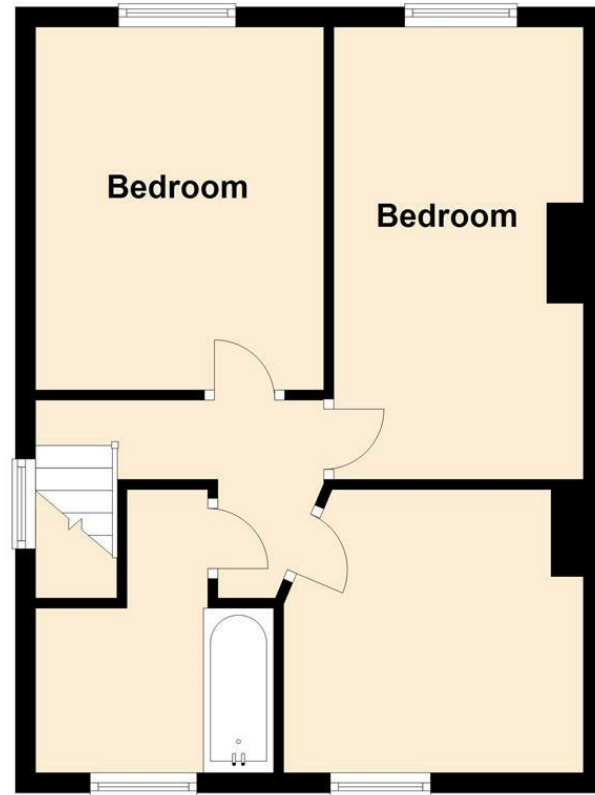
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72 85
(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	

11 Greenfields, Oswestry, SY11 3AG
Offers in the region of £215,000

WOODHEADS are delighted to bring to the sales market this stunning 3 bedroom semi-detached family home. This property is located in the popular village of St Martin's near Oswestry and ideally located for access to the local school, superstore & other local amenities & it is also ideally situated for easy access to road links to the Robert Jones & Agnes Hunt Orthopaedic Hospital, Wrexham, Chester & Shrewsbury. This lovely property boasts a kitchen, spacious living room, utility, three bedrooms, a family bathroom, off road parking & well maintained rear enclosed garden. Viewings are highly recommended to appreciate this property's location & accommodation.

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 into Beatrice Street and onto Gobowen Road and continue to the roundabout. At the roundabout take the second exit signed Gobowen and continue through the village of Gobowen the roundabout and take the third exit signed St Martins. Continue along this road and turn right at the 'T' junction onto Overton Road, past Stan's Superstore, at the roundabout take the third exit onto Green Lane and this leads on to Greenfields on your left where the property can be found on the left hand side of the island as 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 Ifon 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

Part glazed front door leading into -

Entrance Hall

1.22 x 1.21 (4'0" x 3'11")

With stairs leading to the first floor, radiator, and door leading through to -

Living Room

4.47 x 4.12 (14'7" x 13'6")

With front aspect double glazed window, radiator, feature fireplace with timber surround, carpet flooring, and television point.



Kitchen

3.31 x 3.69 (10'10" x 12'1")

With dual rear aspect double glazed windows, a range of base and eye level units with worktop over, radiator, stainless steel sink with mixer tap and drainer, void for cooker, chimney extractor hood, television point, understairs storage cupboard, door leading to the rear enclosed garden and door through to -



Utility Room

1.65 x 1.85 (5'4" x 6'0")

With a rear aspect double glazed window, a range of base and eye level units, pedestal wash hand basin, low level W.C. Worcester gas boiler, void and plumbing for appliances.



First Floor

With side aspect double glazed window, loft access hatch and doors leading off into -

Bathroom

2.35 x 2.80 (7'8" x 9'2")

With front aspect double glazed window, low level W.C., pedestal wash hand basin, 'P' shaped panel enclosed bath with glazed side screen and shower over, extractor fan, and heated towel rail.



Primary Bedroom

2.87 x 3.64 (9'4" x 11'11")

With rear aspect double glazed window, radiator, carpet flooring, and television point.



Bedroom Two

4.62 x 2.46 (15'1" x 8'0")

With rear aspect window, radiator, carpet flooring, and a television point.



Bedroom Three

2.81 x 3.04 (9'2" x 9'11")

With front aspect double glazed window, radiator, and carpet flooring.

External

Front

To the front, the property benefits from gated access to a tarmac driveway boasting off road parking with part laid with gravel and gated access to the rear enclosed garden,

Rear

To the rear the property offers being mostly laid to lawn with a patio entertainment area, a brickwork shed, outside tap, and various trees and shrubbery



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.

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 'A' and the local authority is Shropshire.

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.

Coonected Interest

This property is connected to a member of an employee of Woodhead Oswestry Sales and Lettings.