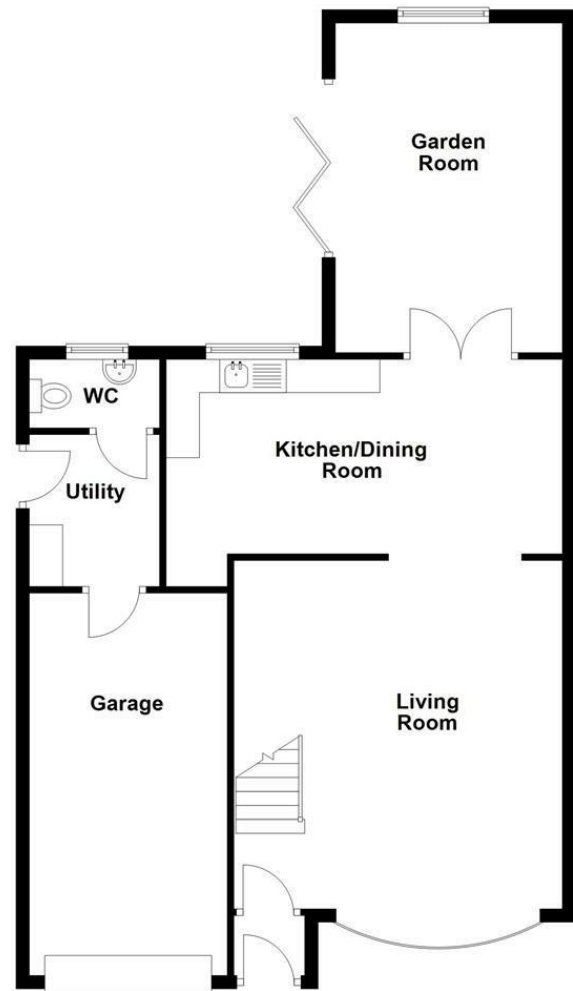


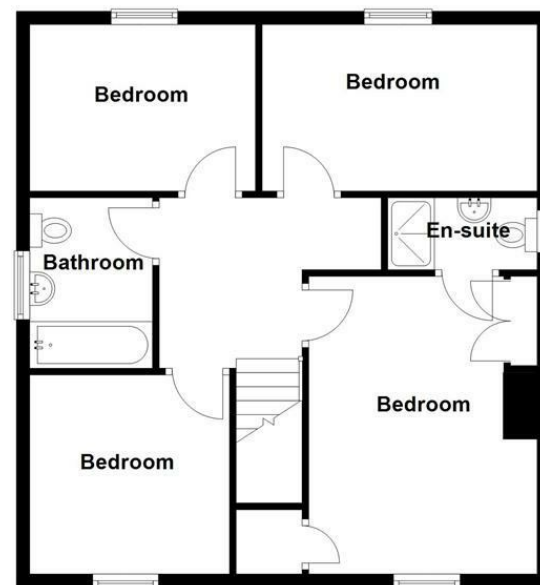


WOODHEAD
OSWESTRY SALES & LETTINGS

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) 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	

4a Oak Drive, Oswestry, SY11 2RU Offers in the region of £390,000

Woodheads are delighted to bring to the market this well maintained Detached Four Bedroom house in a sought after area in Oswestry. The property briefly comprises Reception Room, Dining Room, Garden Room, Kitchen and Utility Room, Master Bedroom with Ensuite and Family Bathroom, Three further Bedrooms, Gardens and Single Garage. Externally there is a good sized rear garden with timber shed and seating area. Viewings are highly 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
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. 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. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Entrance

The property is accessed via a uPVC wood effect front door into a Porch which has a side aspect uPVC double glazed window, tiled floor and downlight.

Reception one

4.52m x 5.47m (14'9" x 17'11")

Front aspect uPVC double glazed bay window, wood effect flooring, log burner and Built-in display/storage area. TV point. Single panel radiator with thermostatic valve.



Kitchen

5.9m x 3.70m (19'4" x 12'1")

The kitchen comprises a range of eye and base level wall unit, stainless steel sink and drainer with mixer tap over, split oven with 4 ring electric hob and extractor hood over, space for a fridge freezer/dishwasher. Wood effect flooring and single panel radiator with thermostatic valve. Rear aspect uPVC double glazed window.

Door into:

Utility Room

2.46m x 1.67m (8'0" x 5'5")

Space and plumbing for washing machine & dryer, rear uPVC half glazed door to the side and single panel radiator with thermostatic valve. Wood effect flooring. Access to Garage.

Door into:

Downstairs WC

1.47m x 1.38m (4'9" x 4'6")

Swan neck WC, wall mounted wash hand basin, extractor fan and wood effect flooring. Rear aspect frosted uPVC double glazed window and single panel radiator with thermostatic valve.

Stairs to first floor landing with access to roof space via loft hatch.

Garden Room

5.25m x 3.59m (17'2" x 11'9")

Feature uPVC double glazed window Bi-fold doors to the side aspect and rear aspect windows. Wood effect flooring. Single panel radiator with thermostatic valve, TV point and downlights. Gas fired log effect burner situated in the corner.

Bedroom One

3.42m x 4.43m (11'2" x 14'6")

Front aspect uPVC double glazed window, single panel radiator with thermostatic valve, TV point and pendant light. Carpet flooring and two built-in wardrobes.



Ensuite

1.07m x 2.59m (3'6" x 8'5")

The Ensuite comprises a low level flush WC, pedestal wash hand basin and shower cubical with 'Triton' electric shower. Side aspect uPVC frosted glass window. Carpet flooring.

Bedroom Two

2.99m x 3.53 (9'9" x 11'6")

Front aspect uPVC double glazed window, single panel radiator with thermostatic valve, wood effect flooring and pendant lighting.



Bedroom Three

2.80m x 3.37m (9'2" x 11'0")

Rear aspect uPVC double glazed window, wood effect flooring and single panel radiator with thermostatic valve. Pendant light.

Bedroom Four

4.09m x 2.75m (13'5" x 9'0")

Rear aspect uPVC double glazed window, wood effect flooring, pendant light and single panel radiator with thermostatic valve. TV point.

Family Bathroom

1.99m x 2.25m (6'6" x 7'4")

The family bathroom comprises a low level WC, pedestal wash hand basin, panel bath with 'Mira Sprint' electric shower over, tiled floor and part tiled walls and extractor fan. Side aspect uPVC frosted double glazed window and single panel radiator with thermostatic valve.



Externally

The property benefits from a good-sized rear garden, mainly laid to lawn with a patio area providing seating/entertaining. There is a timber shed and side access into the rear garden also. To the property's front is a lawned area and a sweeping gravel driveway.

Garage

With modern electric up and over door, light and power laid on and concrete floor.

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.

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.

Hours of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.