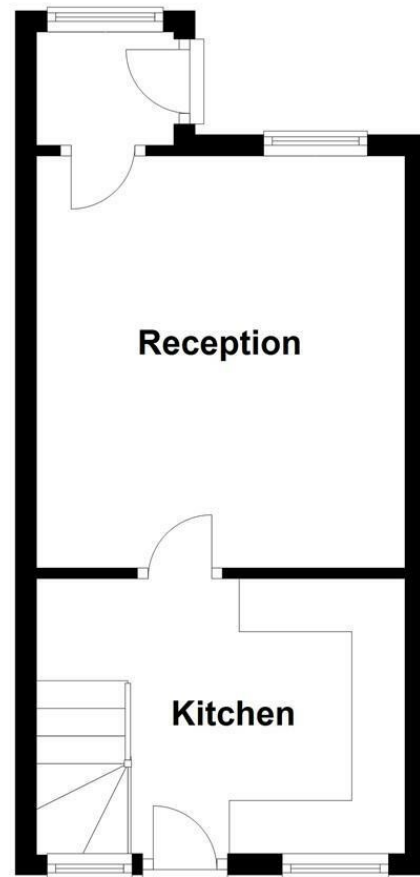
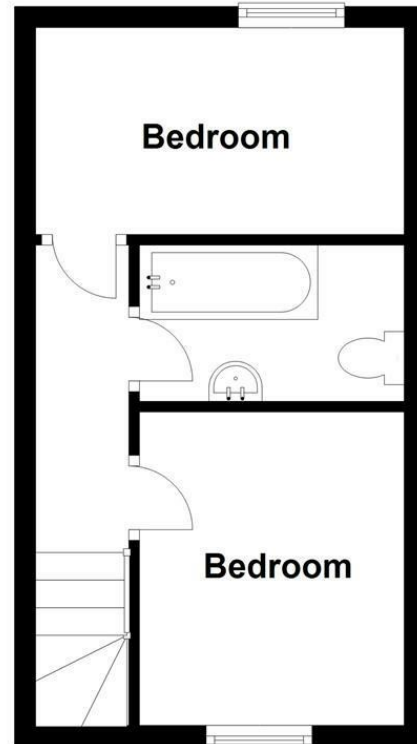


**Ground Floor**



**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) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**5 Oswald Mews, Oswestry, SY11 2TF**  
**Offers in the region of £141,950**

Woodheads are delighted to bring to the market this Two Bedroom End of Terrace property within the well sought after area of Oswestry. The property briefly comprises Kitchen, Reception Room, Two Bedrooms and Bathroom. Externally the property has a low maintenance courtyard area and allocated parking. Viewings are highly recommended to appreciate all 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 turning left onto Castle Street then right onto Willow Street then left into English Walls. Turn right onto Upper Brook Street and then turn right on Oswalds Well Place and then Oswald Mews is approximately 200 yards on the left.

### 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 front door into:

### Kitchen

2.67m x 3.40m (8'9" x 11'1")

The kitchen comprises a range of eye and base level wall units, stainless steel sink and drainer with a mixer tap over, space for oven and space and plumbing for washing machine, double panel radiator with thermostatic valve and tiled floor. Pendant lighting. Front aspect uPVC double glazed window.

### Reception Room

3.38m x 3.84m (11'1" x 12'7")

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



### Rear Porch

1.27m x 1.45m (4'1" x 4'9")

uPVC half double glazed door and window, tiled floor and loft hatch with access to roof space. The rear porch also houses a combi boiler.

Stairs to landing with another loft hatch:

### Bedroom One

2.93m x 2.80m (9'7" x 9'2")

Front aspect double glazed window, carpet to flooring and pendant light. Double panel radiator with thermostatic valve.

### Bathroom

2.45m x 1.43m (8'0" x 4'8")

The bathroom is fitted with a low level WC, wall mounted sink, bath with shower over and extractor fan. Vinyl flooring, airing cupboard and heated towel rail.



### Bedroom Two

3.58m x 1.78m (11'9" x 5'10")

Rear aspect uPVC double glazed window, carpet to flooring and double panel radiator with thermostatic valve. Pendant light.

### Externally

To the front of the property provides off road parking and to the rear is a low maintenance courtyard with patio area.

### 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.

### 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.

### 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.