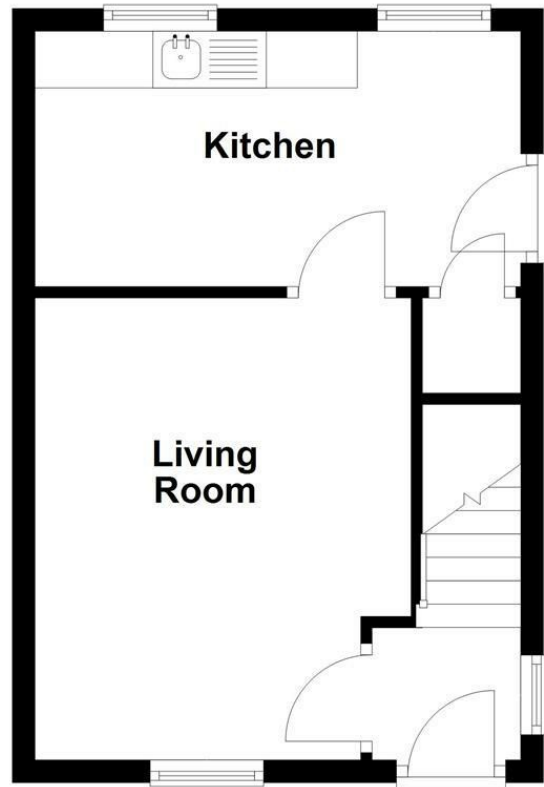
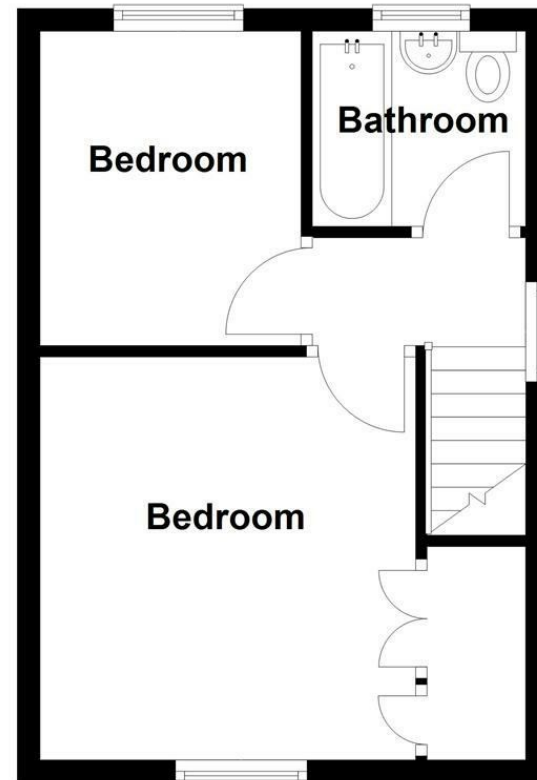


Ground Floor



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 | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 63 | |
| 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 | |

3 St. James Close, Oswestry, SY11 2XN
Offers over £149,950

Woodheads are delighted to bring to the market this two-bedroom semi-detached house in need of full renovation close to Oswestry town centre. The property briefly comprises Reception Room, Kitchen, Rear Garden, Two Bedrooms and Family Bathroom. Externally there is parking for two cars and rear garden mainly laid to lawn with a patio seating area. Viewings are highly recommended to appreciate what this property could 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 Salop Road out of the centre of town turning left onto Middleton Toad, go over the humpback bridge, straight across the roundabout turning right onto Balmoral Crescent. Take the third left onto St James Close and the property will be found on the left identified by our Agents For Sale board.

Oswestry

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 leading into the:

Hallway

1.29m x 1.05m (4'2" x 3'5")

Single panel radiator, wood effect flooring and side aspect uPVC double glazed lightly frosted window.

Reception Room

3.26m x 4.34m (10'8" x 14'2")

Front aspect uPVC double glazed bay window, wood effect flooring and double panel radiator. Temperature control panel, pendant light, TV & telephone point.

Door to:

Kitchen

4.42m x 2.44m (14'6" x 8'0")

Rear and side aspect uPVC windows, understairs storage cupboard.

Stairs to first floor landing with side aspect uPVC frosted double glazed window and loft hatch to roof space.

Bedroom One

4.29m x 3.77m (14'0" x 12'4")

Front aspect uPVC double glazed window, pendant light, single panel radiator built-in wardrobe and storage cupboard housing hot water tank. Telephone point.



Bedroom Two

2.94m x 2.28m (9'7" x 7'5")

Rear aspect uPVC double glazed window, pendant light and single panel radiator.

Family Bathroom

1.90m x 1.98 (6'2" x 6'5")

The bathroom comprises bath, low level WC and pedestal wash hand basin. Rear aspect uPVC frosted glazed window. Single panel radiator and light.

Externally

The front of the property has gated access. To the rear is mainly laid to lawn with a patio area. Secure fencing on three sides.

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 County 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.