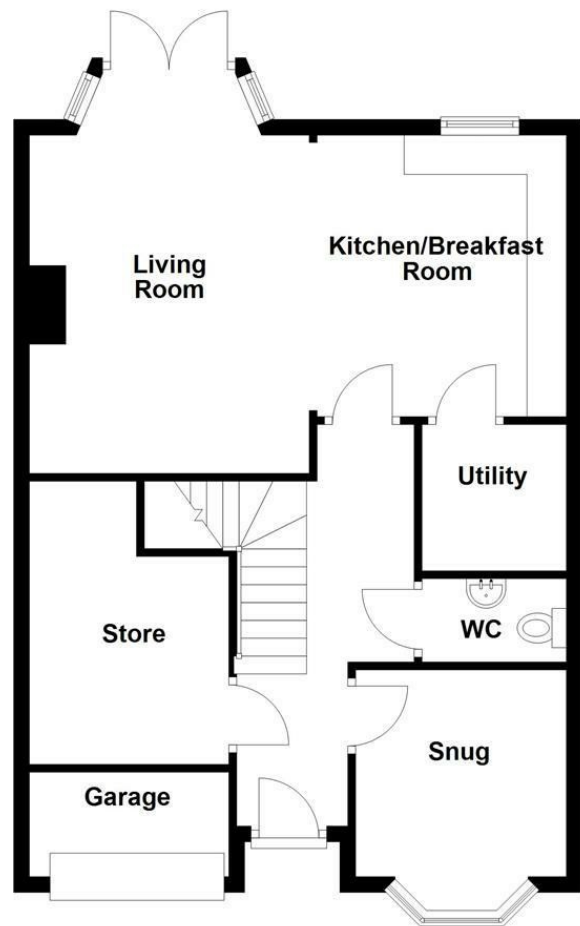




WOODHEAD
OSWESTRY SALES & LETTINGS

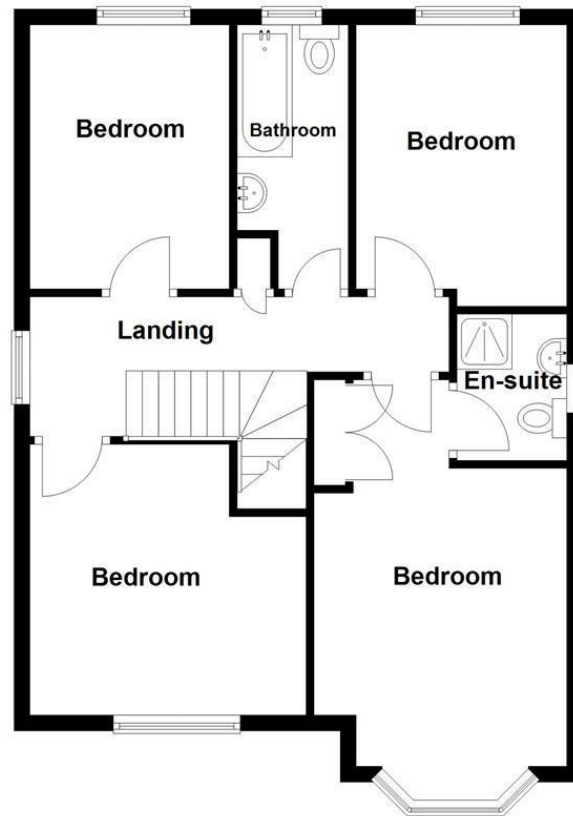
Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 127.4 sq. metres (1371.4 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			
(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		75	85
		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	

57 Ascot Road, Oswestry, SY11 2RE Offers in the region of £329,950

Woodheads are delighted to bring to the market this well presented Four bedroom detached property within a well sought after area in Oswestry. The property briefly comprises Hallway, Snug, downstairs WC, Utility Room, large Kitchen/Dining Room and Store Room. Three Bedrooms, Master Bedroom with Ensuite and Family Bathroom. Externally the property benefits from an secure enclosed rear garden with large entertaining/seating area and garage. Ample off road parking to the front. 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.

Directions

The property is accessed over a driveway providing off road parking for two cars and an integral garage.

uPVC double glazed panel front door into:

Hallway

4.31m x 2.67m (14'1" x 8'9")

Wood effect flooring and pendant lighting, single panel radiator.

Snug

2.68m x 3.18m (8'9" x 10'5")

Front aspect uPVC double glazed bay window, single panel radiator, wood effect flooring and pendant light.

Downstairs WC

1.46m x 1.82m (4'9" x 5'11")

Comprising low level WC, pedestal wash hand basin, lino flooring pendant light and small single panel radiator with thermostatic valve.

Kitchen/Dining Room

6.83m x 5.03m (22'4" x 16'6")

The kitchen comprises a range of eye and base level units, 4 ring electric hob, double oven and a 1 1/2 sink and drainer with mixer tap over. Space for a fridge, recessed downlights and pendant lights. Tiled floor to the kitchen area and wood effect flooring to the dining area. Wood-burning fireplace and single panel radiator with thermostatic valve.

Utility Room

1.64m x 1.85m (5'4" x 6'0")

Space and plumbing for washing and dryer, stainless steel sink with mixer tap over and tiled floor. Side aspect uPVC door with glazed panel. Single panel radiator with thermostatic valve.

Stairs off Hallway to:

Store Room

2.49m x 3.65m (8'2" x 11'11")

Carpeted flooring, pendant light and boiler.

First Floor Landing

With access to roof space via hatch, carpet flooring and

pendant lights, single panel uPVC double glazed window and single panel radiator with thermostatic valve. Airing cupboard.

Bedroom Two

3.40m x 2.55m (11'1" x 8'4")

Front aspect uPVC double glazed window, Wood effect flooring and pendant light. Single panel radiator with thermostatic valve.

Bedroom Three

3.37m x 2.60m (11'0" x 8'6")

Rear aspect uPVC double glazed window, carpet and pendant light. Single panel radiator with thermostatic valve.

Bedroom Four

4.43m x 2.59m (14'6" x 8'5")

Rear aspect uPVC double glazed window, carpet and pendant light. Single panel radiator with thermostatic valve.

Bedroom One

7.40m x 3.34m (24'3" x 10'11")

Front aspect uPVC double glazed bay window, carpet and pendant light. Built-in wardrobe, TV point and single panel radiator.



Ensuite

1.77m x 1.68m (5'9" x 5'6")

The Ensuite comprises low level WC, wall mounted sink, shower cubical and heated towel rail. Extractor fan and lino flooring. Side aspect uPVC frosted window.

Externally

To the rear of the property, there is an enclosed rear garden with a large seating area providing ample entertaining space, lawned area and raised flower bed. Outside tap and access to the side of the property.



Garage

2.51m x 1.45m (8'3" x 4'9")

With up and over door, concrete flooring and fusebox.

Council Tax

The council tax band for the property is 'D' and the local authority is Shropshire Council.

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.

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.