



WOODHEAD
OSWESTRY SALES & LETTINGS



Ground Floor

First Floor

Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com



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	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(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	



35 Hazel Grove, Oswestry, SY11 2XB Offers in the region of £165,000

NO CHAIN!! Woodheads are delighted to bring to the market this Three Bedroom Mid Terrace property in a well sought after location near Oswestry town centre. The property briefly comprises an open plan kitchen dining room, three bedrooms, family bathroom, an enclosed rear garden and a garage. Gas fired central heating and double glazing throughout. 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**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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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

From our office in Leg Street, continue onto Salop Road and take the second left onto Middleton Road. Continue down to the second mini roundabout onto College Road and then the second left onto Hazel Grove. The property will be identified by our Agents For Sale board.

Entrance Hall

The property is accessed through an enclosed patio area. A double glazed door leads into the Entrance Hall.

Living Room

4.5m x 4.45m (14'9" x 14'7")

Wood effect flooring, radiator and double glazed window. Stairs off Living Room to the first floor.

Kitchen/Dining Room

4.45m x 2.8m (14'7" x 9'2")

The Kitchen comprises recently fitted new range of eye and base level units with stainless steel sink and drainer, four ring eclectic hob with extractor hood over, built in oven and space and plumbing for washing machine. Radiator and double glazed window.

Doors into:

Utility Room

2.1m x 1.9m (6'10" x 6'2")

With built in cupboards, double glazed window and door to the rear garden.

Bedroom One

3.51m x 2.51m (11'6" x 8'3")

With built in wardrobes, radiator and double glazed window.



Bedroom Two

3.12m x 2.1m (10'2" x 6'10")

Radiator and double glazed window.

Bedroom Three

2.67m x 1.83m (8'9" x 6'0")

Radiator and double glazed window.

Bathroom

The bathroom comprises low level WC, wash hand basin with vanity unit below and shower cubical with shower head attachment, radiator and double glazed window.



Externally

To the rear of the property is a low maintenance enclosed rear garden mainly laid with a decking area providing ample entertaining space.

Garage

4.85m x 2.64m (15'10" x 8'7")

With an up and over door situated in a nearby block to the rear of the property.

Council Tax

The council tax band for the property is 'B' 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 .

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.