



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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		



Charnwood Whittington Road, Oswestry, SY11 3NE Offers in the region of £320,000

Woodheads are delighted to bring to the market this well presented 1930's Three Bedroom Semi Detached property within a great commuting location. In brief, the property comprises Hallway, Two Reception Rooms, Kitchen, Downstairs Bathroom, Summer Room, Family Bathroom and an Enclosed Rear Garden with Sun Terrace. There is also ample off road parking on the driveway to the front. Viewings are highly recommended to appreciate the space and 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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Gobowen

Gobowen has a range of shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

Entrance

The property is accessed via a white, uPVC wood effect door with glass panels and uPVC double glazing.

Hallway

2.00m x 4.40m (6'6" x 14'5")

With wood effect flooring, single panel radiator with thermostatic valve and understairs cupboard.

Living Room

3.96m x 4.56m (12'11" x 14'11")

With front aspect uPVC double glazed window, feature fireplace with multi fuel log burner, oak flooring, pendant and wall lighting and single panel radiator with thermostatic valve. Curved single panel radiator with a thermostatic valve to the bay window. Built-in storage cupboards.

Kitchen

3.37m x 3.41m (11'0" x 11'2")

The kitchen comprises a range of base and eye level wall cupboards with stone worktop over and oak flooring. Sink with mixer tap over, 4 ring electric hob with extractor hood over, twin ovens, integral full length fridge freezer and dishwasher. Feature lights to the 'kickboards' beneath the base level units and recessed downlights. Additional wine cooler/fridge. Single panel radiator with thermostatic valve.



Downstairs Shower Room

2.28m x 2.57m (7'5" x 8'5")

Shower room comprises low level flush WC, wash hand basin with vanity unit below, large shower cubical and heated towel rail. Tiled floor and part tiled wall surround and uPVC double glazed frosted window.



Reception Room Two

3.66m x 4.60m (12'0" x 15'1")

This extended area provides ample opportunity with oak flooring, recessed down lights and single panel radiator with a thermostatic valve. Walk in cupboard housing boiler and washing machine. Double glazed rooflight and bifold doors leading into the rear garden.



Summer Room

2.60m x 5.57m (8'6" x 18'3")

With oak flooring, another multi fuel wood burner, pendant lights and beams to the ceiling.

Stairs of Hallway to first floor landing with uPVC double glazed side aspect window, and access to the roof space via loft hatch.



Bedroom One

3.14m x 4.66m (10'3" x 15'3")

With front aspect uPVC bay window, curved single panel radiator with thermostatic valve, carpet flooring and pendant light. Full length built in wall cupboards.



Bedroom Two

3.02m x 3.57m (9'10" x 11'8")

Rear aspect uPVC double glazed window and single panel radiator with thermostatic valve, carpet flooring and pendant light. Built in wall cupboards.



Bedroom Three

2.00m x 2.86m (6'6" x 9'4")

with front aspect uPVC double glazed window, single panel radiator with thermostatic valve, carpet flooring and pendant light.



Family Bathroom

3.02m x 1.99m (9'10" x 6'6")

The bathroom comprises low level flush WC, large bath with shower attachments over, pedestal wash hand basin, heated towel rail, tiled floor and panelled tiled walls. Extractor fan, airing cupboard and recessed down lights.



Externally

The property benefits from a good sized, low maintenance rear garden mainly laid to lawn, fully enclosed and with a patio area providing ample seating/entertaining area. There is path way which leads to the back of the garden and gated access to the side. Secure 6ft fencing surround.

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.

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.