



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 7 Park Crescent, Oswestry, SY11 4AR Offers in the region of £289,950

Woodheads are delighted to bring to the market this spacious Three Bedroom Detached House to the market which provides a lot of potential. The property is within a sought after location within Oswestry and briefly comprises of Hallway, Two Reception Rooms, Kitchen, Utility Room, Three Bedrooms and Two Bathrooms. Extra Attic rooms provide further space and storage. Externally the property benefits from two access driveways, ample off road parking, Garage and Workshop. Viewings are highly recommended to appreciate all that this property is offering.

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.

The property is accessed via a wooden door with small glazed uPVC panel into:

### Hallway

4.64m x 1.64m (15'2" x 5'4" )

With two front aspect uPVC wood effect double glazed windows, single panel radiator and lino to the flooring. Pendant light to the ceiling and cupboard providing storage.

Doors into:

### Downstairs WC

1.27m x 1.86m (4'1" x 6'1" )

With low level WC, pedestal wash hand basin and single panel radiator. front aspect uPVC wood effect double glazed window and lino flooring. Wall light.

### Reception Room One

4.64m x 3.62m (15'2" x 11'10" )

Rear aspect aluminium patio doors, wood effect flooring and single panel radiators. Serving hatch into the Kitchen, and second door into Reception Room Two. Single panel radiator.



### Reception Room Two

3.64m x 5.45m (11'11" x 17'10" )

Dual front aspect bay window which is of uPVC wood effect double glazing. Single panel radiator and wood effect flooring. Wooden fireplace surround and pendant lights.

### Kitchen

3.68m x 3.85m (12'0" x 12'7" )

The Kitchen comprises a range of eye and base level units, double stainless steel sink and drainer with mixer tap over, space and plumbing for a fridge and dishwasher, split oven and 4 ring gas hob with an extractor hood over. Wood effect flooring and single panel radiator with thermostatic valve.



### Utility Room

1.90m x 2.28m (6'2" x 7'5" )

With space and plumbing for a washing machine and dryer, double stainless steel sink and drainer with mixer tap over, wood effect flooring and strip lighting. Rear aspect wooden double glazed window.

Stairs off Hallway to landing which provides access to the roof space via loft hatch, front aspect uPVC double glazed wood effect window and single panel radiator. Cupboard housing ladder to the attic room.

### Bedroom One

3.65m x 5.47m (11'11" x 17'11" )

Front and back dual aspect windows, carpet flooring and wall length fitted wardrobes and cupboards. Pendant light.

### Bedroom Two

4.66m x 2.82m (15'3" x 9'3" )

Rear aspect wood frame double glazed window, carpet flooring, single panel radiator and pendant light.

### Bedroom Three

3.66m x 3.63m (12'0" x 11'10" )

Rear aspect wood frame double glazed window, single panel radiator and carpet flooring. Pendant light and wall mounted basin.

### Bathroom

3.63m x 1.91m (11'10" x 6'3" )

The bathroom comprises a low level flush WC, pedestal wash hand basin, bath with shower attachment over, airing cupboard and heated towel rail. Lino floor and front aspect wood effect double glazed window.



### Attic Rooms

#### Storage

3.61m x 1.71m (11'10" x 5'7" )

With shelves providing storage and a mainly board floor. Light to ceiling.

#### Main

4.654m x 2.87m (15'3" x 9'4" )

x2 Velux style roof windows with wooden frame and double glazed. Eaves cupboards providing storage, carpet flooring and strip light.

### Externally

The property is accessed via two concrete driveways providing ample off road parking and a front garden mainly laid to lawn, enclosed by mature hedging and shrubs. There is also a large rear garden again, mainly laid to lawn with a patio area and enclosed by high hedging at all sides. There is a garden shed, greenhouse and small pond.



### External Boiler Room

1.48m x 1.19m (4'10" x 3'10" )

### External Boiler Room

0.69m x 0.99m (2'3" x 3'2" )

### Workshop

1.48m x 1.19m (4'10" x 3'10" )

### Council Tax

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

### Hours of Business

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.