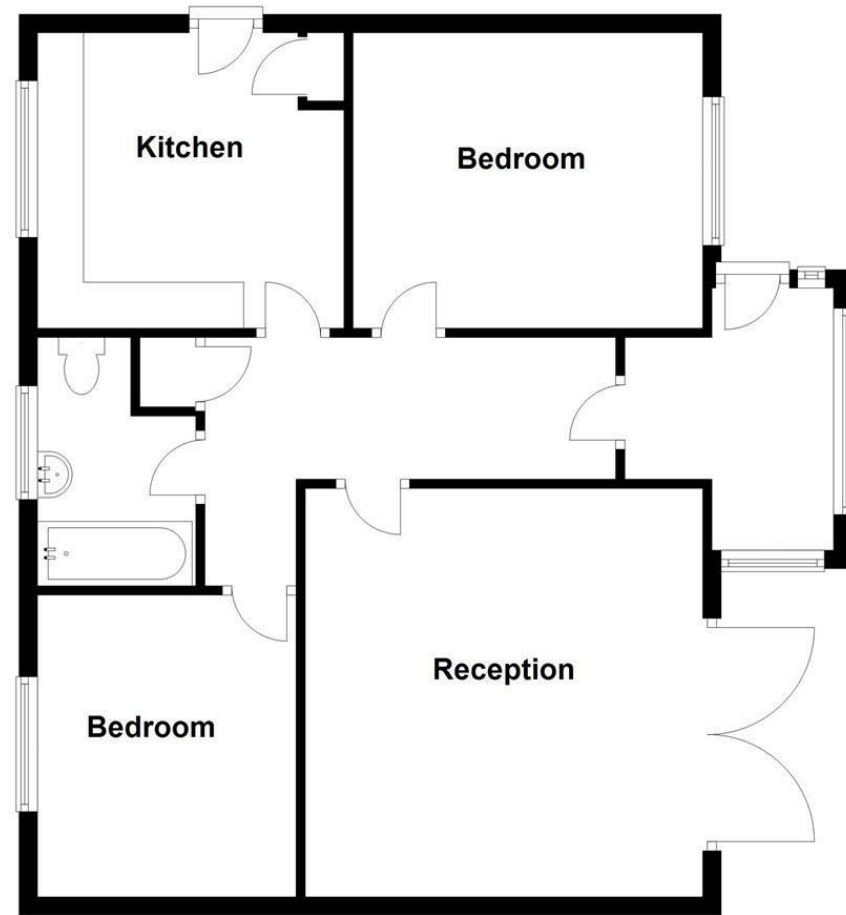




WOODHEAD
OSWESTRY SALES & LETTINGS

Ground 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			
(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		84

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		



4 Lizbeth Close, Willow Street, Oswestry, SY11 1BZ Offers in the region of £219,950

Welcome to Lizbeth Close, Willow Street, Oswestry - a private charming detached bungalow with garage and parking for two cars offers the perfect blend of comfort and convenience. This delightful property boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over. The bathroom is well-appointed and provides all the necessary amenities for your daily routines.

Situated in the heart of town, this detached bungalow offers easy access to all the local amenities, making daily errands a breeze. The conservatory is a lovely addition, providing a tranquil space to enjoy your morning coffee or unwind with a good book.

Don't miss out on the opportunity to make this charming detached bungalow your own - book a viewing today and envision the possibilities that await you at Lizbeth Close!

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 Beatrice Street turning left onto Castle Street. At the end turn right onto Willow Street, continue upwards and Lizbeth Close (Private Road) will be the second turning on the left. Please note No 4 is on the right, behind No 3.

Kitchen

3.60m x 3.12m (11'9" x 10'2")

The property is accessed via a uPVC front door with a glazed panel into the Kitchen. The kitchen comprises a range of eye and base level wall units with worktop over and part tiled surround. A stainless steel sink and drainer with mixer tap over, space for washing machine, oven and fridge freezer and carpet tiles to the floor. 'Larder' cupboard providing storage and single panel radiator.



Hallway

Carpet flooring, single panel radiator and pendant light. Access to roof space via hatch.

Doors to:

Rear Conservatory

2.29m x 2.82m (7'6" x 9'3")

With full height uPVC double glazed window and door, carpet flooring and power.

Reception Room

4.25m x 4.46m (13'11" x 14'7")

With carpet flooring, single panel radiator, rear aspect uPVC double glazed patio doors and side aspect wooden double glazed window.



Bedroom Two

3.25m x 3.05m (10'7" x 10'0")

Carpet flooring and pendant light, side aspect wooden framed double glazed window and single panel radiator.



Bedroom One

3.14m x 3.99m (10'3" x 13'1")

Rear aspect wooden framed double glazed window, single panel radiator and carpet floor. Pendant light.



Airing cupboard providing storage and hot water tank.

Bathroom

1.87m x 2.71m (6'1" x 8'10")

The bathroom suite comprises a low level flush WC, pedestal wash hand basin, Bath with shower attachment over, carpet floor and part tiled walls. Single panel radiator.



Externally

The property benefits from a 'wrap around' garden, mainly laid to patio with a lawned area and garden paths. A single garage with up and over door is detached from the property and there is parking on the driveway for two cars.

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.

Council Tax

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