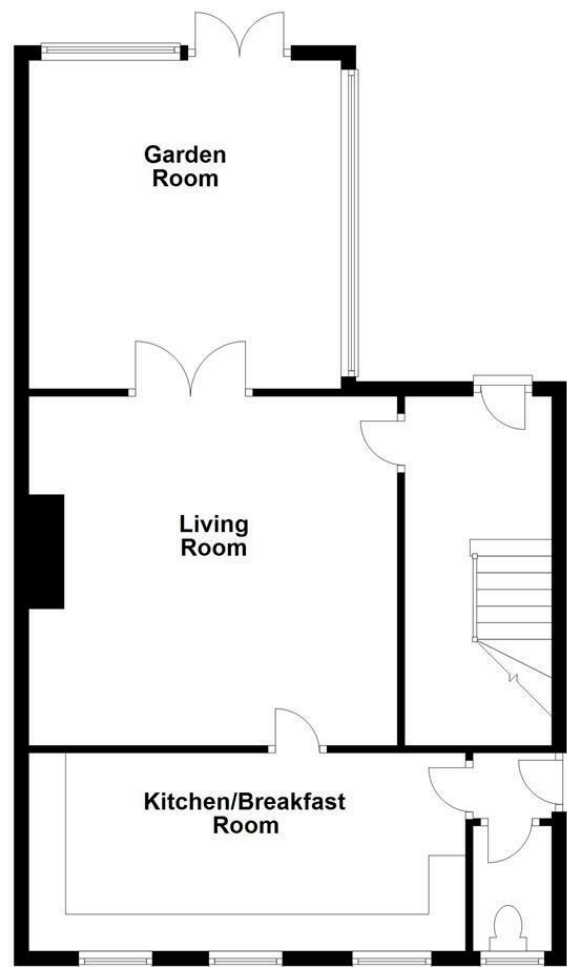


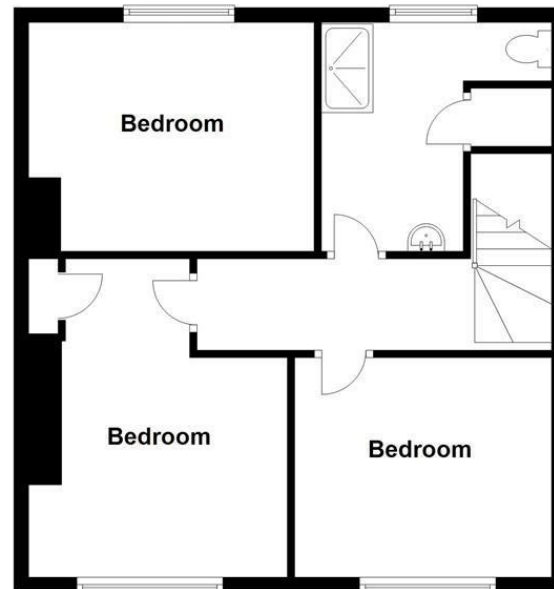


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor



First 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	100
(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	
65	
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

3 School Lane, Trefonen, Oswestry, SY10 9DY Offers in the region of £279,950

Presenting a charming 3-bedroom semi-detached house located on School Lane in the picturesque village of Trefonen, Oswestry. This well-presented property, offers a perfect blend of character and modern convenience.

As you step inside, you are greeted by a Hallway, Downstairs WC, Kitchen, Reception Room and Garden room, providing flexibility for your living arrangements. One of the highlights of this lovely home is the enclosed rear garden with a delightful patio area, perfect for enjoying a morning coffee or hosting summer gatherings with friends and family.

Parking will never be an issue with space for up to 4 vehicles, making it ideal for families or those who enjoy having guests over. Don't miss the opportunity to own this delightful property in Trefonen, offering a peaceful village lifestyle with easy access to amenities. Book a viewing today and envision the possibilities this charming home has to offer.

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Trefonen

Trefonen is a small village located approximately 3 miles south-west of Oswestry, and 3 miles east of the England-Wales border, in Shropshire. The name translates into "village of the ash trees" in English. The village enjoys all major facilities a small community needs with a village shop, primary school, All Saints Church and local public house The Barley Mow. Trefonen is approximately 3 miles from the market town of Oswestry which has a good range of shopping, leisure and amenities together with a host of excellent state and independent schools. 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.

Directions

From our office on Leg Street, continue the one way system on Beatrice Street turning left into Castle Street onto Welsh Walls. Go Right onto Upper Brook street. Proceed uphill out of town and past Oswestry School. Continue until you rear Trefonen and turn left into MArtin Fields, School Lane and continue. The property will be at the end on the right hand side.

Hallway

0.97m x 1.15m (3'2" x 3'9")

The property is accessed through a uPVC wood effect for door into the Hallway.

Door to:

Downstairs WC

0.88m x 0.94m (2'10" x 3'1")

With low level flush WC, was hand basin with vanity unit below, single panel radiator with thermostatic valve and wood effect flooring. Front aspect uPVC double glazed window.

Kitchen

2.83m x 5.67m (9'3" x 18'7")

The Kitchen at 3 years old comprises a range of modern eye and base level units including sink and drainer unit with mixer tap over, split oven and 4 ring electric hob with extractor hood over. Space for a washing machine, dryer and fridge/freezer, Heated towel panel and wood effect flooring.

Reception Room

4.34m x 4.55m (14'2" x 14'11")

With feature electric fireplace with a wooden surround, carpet flooring and pendant light. Rear aspect uPVC patio doors into Garden Room and single panel radiator with thermostatic valve.

Garden Room

4.41m x 4.27m (14'5" x 14'0")

uPVC windows to the rear and side aspects, and a solid ceiling with recessed lighting and carpet flooring. uPVC patio doors to the rear garden and x2 electric heaters.



Rear Hallway

1.98m x 3.04m (6'5" x 9'11")

Rear aspect uPVC door with glazed panels. Carpet flooring and single panel radiator.

Stairs off Hallway first floor landing with a side aspect uPVC double glazed window.

Bedroom One

4.27m x 3.55m (14'0" x 11'7")

With a front aspect uPVC double glazed window, carpet flooring and pendant light. Single panel radiator with thermostatic valve and built-in cupboard.



Bedroom Two

3.86m x 3.32m (12'7" x 10'10")

Carpet flooring, pendant light and access to roof space via loft hatch. Single panel radiator with thermostatic valve.



Bedroom Three

3.03m x 3.26m (9'11" x 10'8")

Carpet flooring, pendant light and front aspect uPVC window. Single panel radiator with thermostatic valve.



Family Bathroom

2.72m x 3.32m (8'11" x 10'10")

The bathroom comprises a low level flush WC, wash hand basin with vanity unit below, shower cubical and wood effect flooring. Recessed lighting and single panel radiator with thermostatic valve. Storage cupboard housing hot water cylinder. Rear aspect uPVC frosted glass window.



Loft Space

With electric and light laid on, Velux windows and carpet flooring.

Externally

The front of the property provides ample off road parking for several vehicles and is mainly gravelled boarded with shrubs and a variety of flowers. Bruick built shed.

To the rear of the property hosts a lovely enclosed rear garden with paths, a lawned area and also a seating/patio. Wooden shed and flower boarders. A raised decking area from the Garden Room again perfect for entertaining with steps down into the garden.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage and oil fired 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.