



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>92</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	<b>75</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(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	



## 16 Alexandra Road, Oswestry, SY11 1LU Offers in the region of £169,950

Welcome to this charming house located on Alexandra Road in the picturesque town of Oswestry. This property offers a wonderful opportunity to own a beautiful home in a delightful location. Situated in a peaceful neighbourhood, this house is perfect for those seeking a tranquil and serene environment.

The house itself boasts a traditional British design, with a lovely brick exterior and a well-maintained garden at the rear. As you step inside, you are greeted by a warm and inviting atmosphere, with spacious rooms and plenty of natural light streaming in through the windows.

Overall, this house on Alexandra Road presents a fantastic opportunity to own a lovely property in the heart of Oswestry. Don't miss out on the chance to make this house your new home!

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 down Beatrice Street taking a left onto Castle Street then right into Castlefields. Turn left into Albert Road, left again into York Street then right into Alexandra Road. The property will be identified by our Agents For Sale board.

### Entrance

The property is accessed via a uPVC half glazed door into:

### Reception Room

5.16m x 3.30m (16'11" x 10'10" )

With wood effect flooring, front aspect uPVC double glazed window and single panel radiator with thermostatic valve. Heating control.



### Kitchen

Fitted with a range of eye and base level units, stainless steel sink and drainer with mixer tap over, Worcester wall mounted boiler and space and plumbing for washing machine, oven and upright fridge/freezer. Tiled floor and single panel radiator with thermostatic valve. Rear aspect uPVC double glazed door and window.

Stairs to first floor landing which has carpet flooring and access to the roof space via hatch.

### Bedroom Two

2.32m x 2.35m (7'7" x 7'8" )

Front aspect uPVC double glazed window, carpet flooring and single panel radiator with thermostatic valve. Storage cupboard.

### Bedroom One

3.17m x 3.36m (10'4" x 11'0" )

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



### Bathroom

1.53m x 2.33m (5'0" x 7'7" )

The bathroom comprises a low level flush WC, wooden panel bath with Briton shower attachment over, a pedestal wash hand basin and part tiled walls. Tiled flooring, extractor fan and single panel radiator.



### Externally

To the front of the property benefits from a driveway providing off road parking for one car and to the rear the property benefits from an enclosed, low-maintenance rear courtyard mainly laid with gravel and a patio area providing entertainment space with flower borders.



### Council Tax

The council tax band for the property is 'A' and the local authority is Shropshire County Council.

### 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.

### 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.

### 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.