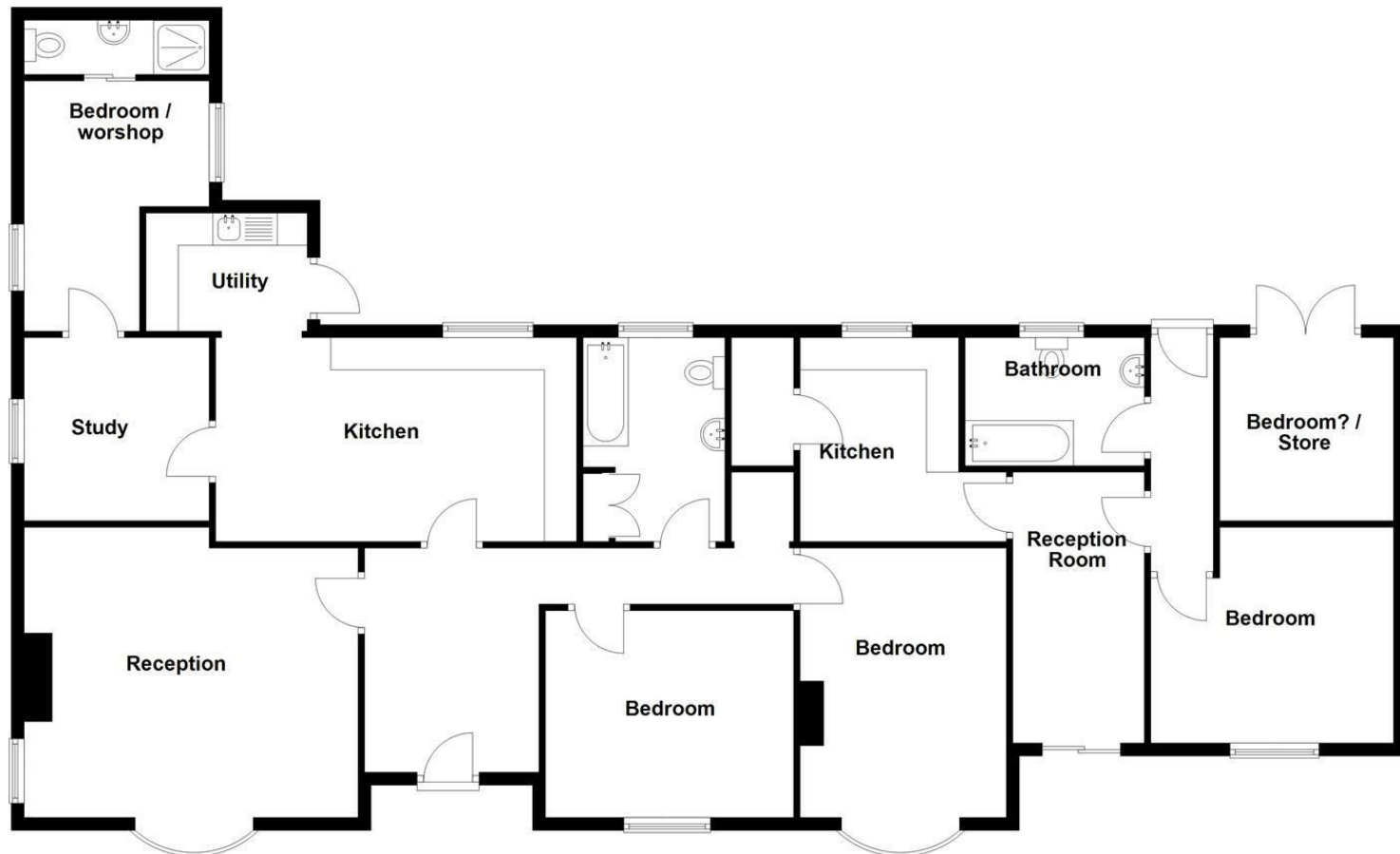


Ground Floor
Approx. 168.3 sq. metres (1811.9 sq. feet)



Total area: approx. 168.3 sq. metres (1811.9 sq. feet)

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.

Fairfield KAD, *



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		65	78
	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		

Fairfield Middleton Road, Oswestry, SY11 2LH Offers in the region of £325,000

Nestled on Middleton Road in the charming town of Oswestry is this detached bungalow. Although some modernisation work is required, this bungalow presents a blank canvas for you to unleash your creativity and transform it into your dream home. Additionally, the annex offers the potential for further development or could serve as a separate living space for guests or family members.

Don't miss out on the chance to make this bungalow your own. Embrace the opportunity to create a bespoke living space that reflects your style and preferences. With its desirable location and potential for enhancement, this property on Middleton Road is waiting to be shaped into a place you can proudly call home.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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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.

Entrance

1.38m x 3.10m (4'6" x 10'2")

The property is accessed via brick built porch with tiled floor and wooden framed windows. Light to ceiling.

Hallway

3.34m x 7.02m (10'11" x 23'0")

'T' shaped hallway, carpet flooring and access to roof space via loft hatch.

Reception Room

5.17m x 5.46m (16'11" x 17'10")

With front and side aspect uPVC double glazed windows, feature open fireplace with tiled surround, double panel radiator and herringbone Parquet wooden floor.



Kitchen

5.59m x 3.07m (18'4" x 10'0")

The kitchen comprises a range of eye and base level units with worktop over, integrated oven with a four ring eclectic hob and extractor hood over, stainless steel sink and drainer with mixer tap over and single panel radiator. Space for upright fridge/freezer and two rear aspect uPVC double glazed windows. Tiled Floor.

Utility Room

2.04m x 2.49m (6'8" x 8'2")

Range of eye and base level units with worktop over, rear aspect uPVC window and rear wooden stable door. Space and plumbing for fridge and washing machine.

Doors into:

Office

2.87m x 2.91m (9'4" x 9'6")

Parquet flooring and side aspect uPVC double glazed window.

Workshop/Bedroom Three

3.81m x 3.06m (12'5" x 10'0")

Two side aspect uPVC double glazed windows, carpet flooring and light to ceiling. Double panel radiator.



WC

0.94m x 2.93m (3'1" x 9'7")

Quarry tiled floor, uPVC frosted double glazed window and low level flush WC. Shower with electric shower over and heated towel rail.

Hallway - Doors into:

Bedroom One

3.85m x 3.16m (12'7" x 10'4")

Front aspect uPVC double glazed window, double panel radiator and carpet flooring.



Bedroom Two

3.64m x 4.66m (11'11" x 15'3")

Front aspect uPVC double glazed bay window, polished wooden floorboards and double panel radiator. Light to ceiling.

Bathroom

3.32m x 2.12m (10'10" x 6'11")

The Bathroom comprises a low level flush WC, wash hand basin, bath with shower attachment over, rear aspect uPVC double glazed window and lino flooring.



Annex

Hallway

2.90m x 0.94m (9'6" x 3'1")

With carpet flooring and single panel radiator.

Bedroom

3.71m x 4.24m (12'2" x 13'10")

Front aspect uPVC double glazed window, double panel radiator and carpet flooring.

Bathroom

2.74m x 2.04m (8'11" x 6'8")

Comprising low level flush WC, wash hand basin, bath and double panel radiator. Rear aspect uPVC frosted double glazed window.

Reception Room

2.82m x 2.77m (9'3" x 9'1")

Carpet flooring and ceiling lights. Front aspect patio doors.

Kitchen

3.06m x 5.26 (10'0" x 17'3")

With a range of eye and base level units with worktop over, integral oven with a four ring gas hob and extractor fan above. Space for fridge/freezer, stainless steel sink and drainer with mixer tap over. Stainless steel sink and drainer with thermostatic valve and uPVC double glazed window. Lino flooring.

Airing cupboard providing storage, space and plumbing for washing machine.

Externally

The front of the property benefits from sitting in 3/4's of an acre and has an extensive driveway, two port carport providing ample off road parking. To the front and side of the property are lawned areas and the rear is mainly laid to patio providing a courtyard area.

Council Tax

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

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.

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.