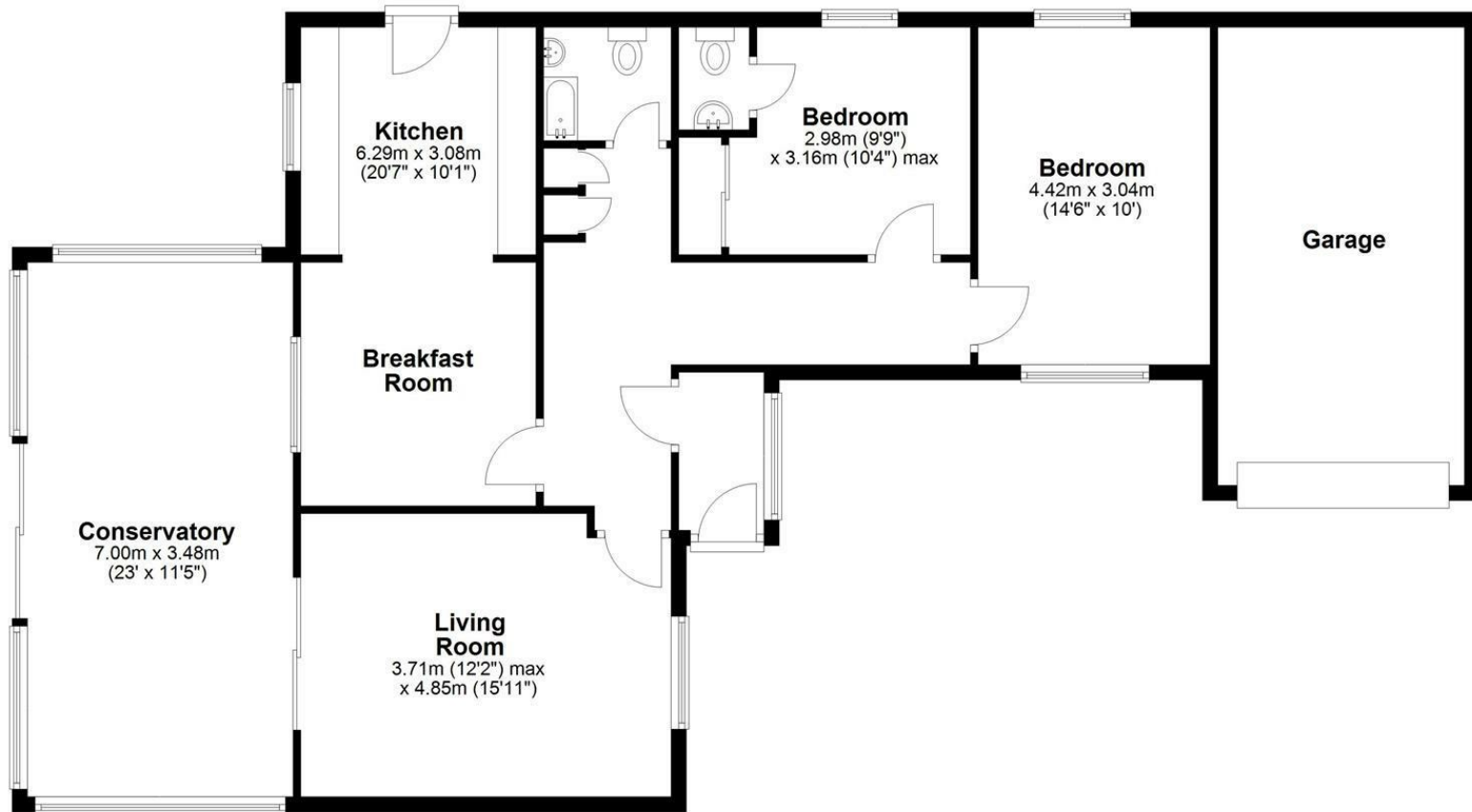




WOODHEAD
OSWESTRY SALES & LETTINGS

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		56	74
	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		

Karina , Arddleen, SY22 6RX Offers in the region of £299,950

Welcome to this charming detached 2 bedroom bungalow located in the picturesque village of Arddleen. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The master bedroom comes furnished with an ensuite. the property has a further cosy bedroom and a bathroom, this bungalow offers comfort and convenience for its new owners.

Situated on a gated driveway in a tranquil no-through road, this property provides a peaceful and secure environment for you to call home. The 811 sq ft of living space offers ample room for your daily activities while maintaining a cosy and inviting atmosphere throughout.

The village of Arddleen offers a delightful location for those seeking a peaceful retreat away from the hustle and bustle of city life. With its charming surroundings and friendly community, this property presents a wonderful opportunity for anyone looking to embrace a more relaxed way of living.

Don't miss out on the chance to make this bungalow your own and enjoy the serenity and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in

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**

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Front



front garden

wrap around garden
parking several vehicles
large workshop

South facing Rear Garden

dog secure boundaries
pond with water features
pergola/seating areas
large lawn



Hallway

3.627 x 8.038 (11'10" x 26'4")

+ layout
wood effect flooring
2x airing cupb
sp rad trv

Loft

insulation
part boarded
lighting

Porch

2.307 x 1.097 (7'6" x 3'7")

carpet
upvc half glazed double glazed

Lounge

4.774 x 3.416 (15'7" x 11'2")

dual aspect fa + ra upvc dg
ra sliding pation door into conservatory
carpet
electirc fire place
sp rad trv



Conservatory

3.612 x 7.071 (11'10" x 23'2")

upvc double glazed
glass double glazed roof
sliding doors to rear garden
wood effect flooring
single panel radiator with thermostatic valve



Kitchen/Dinner

3.074 x 6.045 (10'1" x 19'9")

range of eye and base units
single panel radiator thermostatic valve
rear facing upvc double glazed
sink unit and mixer tap.
oven and gas hob
space for washing machine, dishwasher, upright
fridge/freezer
recessed lighting
carpet flooring



Bathroom

3.064 x 2.642 (10'0" x 8'8")

side aspect upvc frosted double glazed window
bath and eleeetric shower over
basin
low level wc
carpet
heated towel rail



Bed 2

3.024 x 3.602 (9'11" x 11'9")

side aspect upvc double glazed window
carpet
built in wardrobe
single panel radiator



Bed 1

4.682 x 2.946 (15'4" x 9'7")

dual aspect front and rear aspect upvc double glazed
windows
carpet
built in wardrobe
single panel radiator with thermostatic valve



Ensuite

0.984 x 1.455 (3'2" x 4'9")

low level wc
basin
extractor

Driveway

parking several vehicles
large workshop

Garage

electric roller door
loft access
concrete floor
power and lighting

Garden to the rear

two wooden sheds
oil tank
part lawned

Services

we have been informed by the seller that the property benefits from mains water, mains drainage and oil central heating. worcester boiler with service history. we have not tested any services, therefore no warrantly can be given or implied as to their working order.

Tenure

it is believed that this property is Freehold but we are unable to verify this as we have no access to the documentation. if you proceed with the purchase of this property this will need to be verified by your solicitor/ conveyance.

Hours of Business

Monday - Friday 0900 - 1700

Saturday 0900 - 1300

Sunday Closed.

A24 hour anser phone service is available