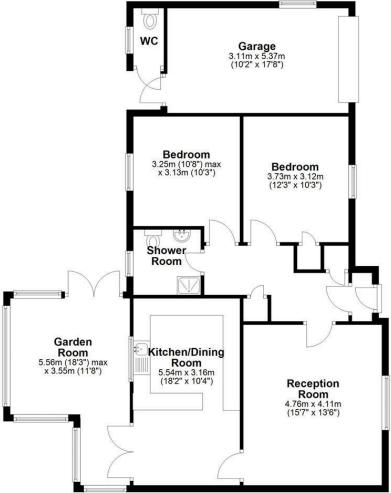
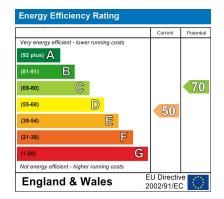
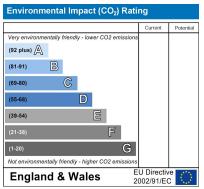
Ground Floor

















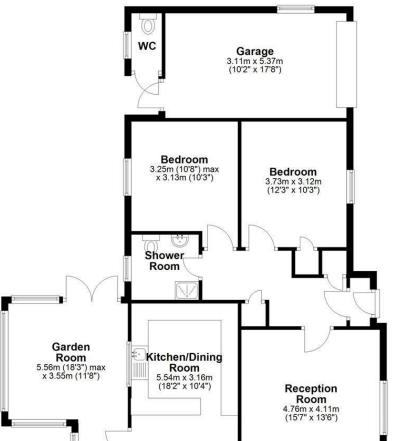












Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.





WOODHEAD OSWESTRY SALES & LETTINGS



Welcome to this charming detached bungalow located in the desirable area of Springfield Gardens, West Felton, Oswestry. This delightful property boasts two cosy reception rooms, perfect for relaxing or entertaining guests.

The property features a bright and airy garden room, ideal for enjoying a cup of tea while overlooking the beautifully landscaped garden. Imagine spending your mornings here, basking in the sunlight and listening to the birds

In addition to the garden room, this bungalow also comes with a convenient garage, providing secure parking for your vehicle or extra storage space for your belongings. The superb location of this property offers a peaceful and serene environment, perfect for those looking to escape the hustle and bustle of city life.

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

Hallway

4.056 x 1.611 (13'3" x 5'3")

woodflooring loft hatch single panel radiator cupboard- coat hooks airing cupboard

Porch

upvc doors and windows tiled floor

Front Garden

low maintenance gravel and flower beds



Bed 1 3.553 x 3.226 (11'7" x 10'7")

front aspect upvc windows built in wardrobe carpet single panel radiator with thermostatic valve



Bed 2 3.714 x 3.241 (12'2" x 10'7")

rear aspect upvc windows carpet single panel radiator with thermostatic valve



Bathroom

rear aspect frosted glass upvc window electric shower cubicle tiled floor and walls heated towel rail basin low level wc



Lounge 4.767 x 3.741 (15'7" x 12'3")

front aspect upvc window ornamental fireplace electric fire wood effect flooring double panel radiator wirh thermostatic valve



Kitchen/Dinner 5.491 x 3.376 (18'0" x 11'0")

rear aspect upvc double glazed window range of eye and base units double radiator panels with thermostatic valve tiled floor under cubboard lights space for w/machine, fridge, oven and hob extractor stainless steel sink unit with mixer tap



Garden Room 3.578 x 5.369 (11'8" x 17'7")

rear aspect upvc doors and windows tiled floor single radiator panel with thermostatic valve



Rear Garden wood shed, green house

access along both sides, paths and lawn oil tank gardeners wc with frosted glass upvc window







Garage 5.399 x 2.906 (17'8" x 9'6")

up and over door rear pedestrian access boiler solid floor side aspect upvc double glaze

side aspect upvc double glazed window

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage, LPG central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during precontract enquiries.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm Saturday 9.00am - 1.00pm Sunday Closed.

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