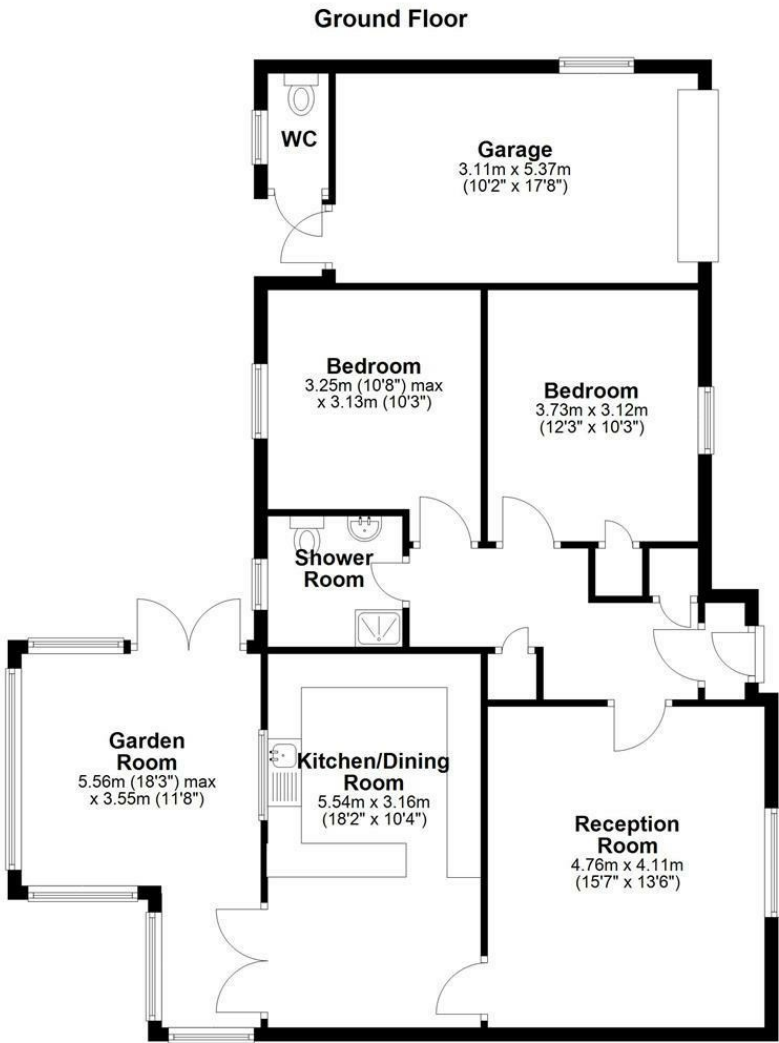


WOODHEAD
OSWESTRY SALES & LETTINGS



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	EU Directive 2002/91/EC	70

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	

14 Springfield Gardens, West Felton, SY11 4JD

Offers in the region of £319,950

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. With two bedrooms, there is ample space for a small family or guests to stay comfortably.

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 chirping.

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.



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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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 with 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 cupboard 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 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 pre-contract 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.