



WOODHEAD
OSWESTRY SALES & LETTINGS



Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com, Direct Dial 01973 205 007
Plan produced using PlanIt.



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			
		72	82
England & Wales		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	



2 Broadlands Way, Oswestry, SY11 2YD

£385,000

Welcome to this charming property located on Broadlands Way in the picturesque town of Oswestry. This detached house boasts a spacious layout with 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy.

One of the highlights of this property is the sun/games room, providing a versatile space that can be used for basking in the sunlight or enjoying indoor games during rainy days. The plantation blinds add a touch of elegance to the interiors while offering privacy and controlling the amount of natural light entering the rooms.

Step inside to discover the beauty of the engineered oak flooring that not only enhances the aesthetic appeal of the house but also ensures durability and easy maintenance. The property also features a unique 4 bedroom corner plot, offering a sense of exclusivity and additional outdoor space for gardening or outdoor activities.

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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Hallway
2.205 x 2.050 (7'2" x 6'8")
single panel radiator with thermostatic valve
oak flooring
upvc doors and windows

Downstairs WC
0.979 x 2.497 (3'2" x 8'2")
front aspect upvc window
oak flooring
basin and cabinet
single panel radiator

Kitchen/Dinner
5.220 x 7.848 (17'1" x 25'8")
rear aspect upvc window
oak flooring
sink unit with telescopic mixer
5 ring gas hob
split oven
breakfast bar



Utility
2.437 x 1.945 (7'11" x 6'4")
rear aspect upvc
oak flooring
stainless steel sink unit with telescopic mixer
potterton boiler
space for washing machine and dryer

Study
2.489 x 4.388 (8'1" x 14'4")
front aspect upvc and blinds
double panel radiator with thermostatic valve
carpet

Garage
6.412 x 2.520 (21'0" x 8'3")
electric roll door
rear aspect door and window
solid floor

Conservatory
3.876 x 3.637 (12'8" x 11'11")
solid tiled roof
rear aspect upvc doors and windows
oak flooring
wood burner
heated rail



Lounge
5.133 x 4.547 (16'10" x 14'11")
Front aspect UPVC bay window and blinds
carpet



Bed 1
4.525 x 4.134 (14'10" x 13'6")
front aspect UPVC bay windows and blind
carpet
air co. unit



Ensuite
1.660 x 3.052 (5'5" x 10'0")
front aspect frosted UPVC and blind
double panel radiator with thermostatic valve
low level WC
basin and cabinet
tiled floor and walls



Bed 2
3.028 x 3.558 (9'11" x 11'8")
rear aspect UPVC window
carpet
single panel radiator with thermostatic valve



Bed 3
2.193 x 2.522 (7'2" x 8'3")
rear aspect UPVC window
oak flooring
single panel radiator with thermostatic valve

Bed 4/ Dressing room
2.429 x 1.869 (7'11" x 6'1")
rear aspect UPVC window
single panel radiator with thermostatic valve
carpet



Bathroom
2.186 x 1.799 (7'2" x 5'10")
side aspect frosted glass UPVC
low level WC
basin
bath and shower over
heated towel rail
oak flooring



Rear garden
side access
decking area
lawn with boarders
Summer house with shed suitable for a range of uses



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 .

SERVICES

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

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

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.

TENURE

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