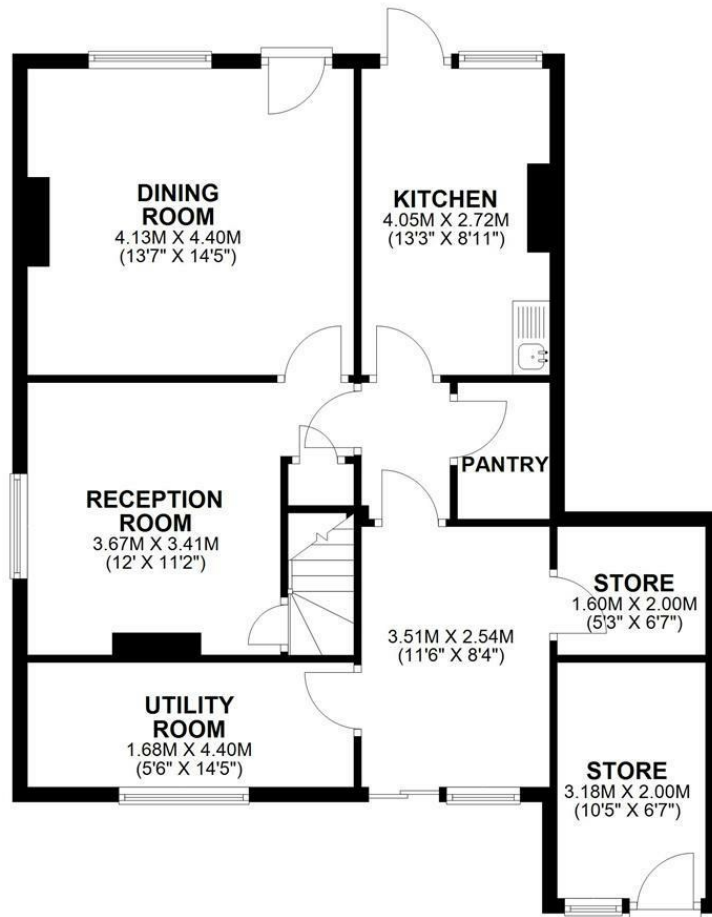


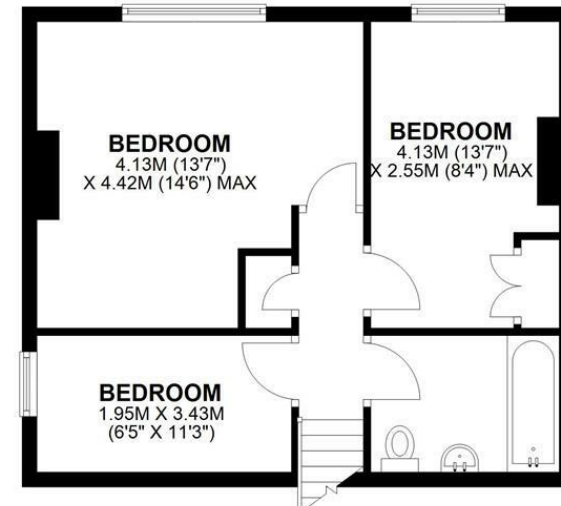


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

**GROUND FLOOR**



**FIRST 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) <b>A</b>                          | <b>77</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>31</b>                                   |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  | <b>31</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>31</b>   |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

**23 Charlotte Row, Ellesmere, SY12 0AX**  
**Offers in the region of £199,950**

Welcome to Charlotte Row, Ellesmere - a charming end of terrace house with great potential! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated on a large plot, this property offers ample outdoor space for gardening enthusiasts or those who enjoy al fresco dining. The presence of outbuildings provides additional storage or workshop space, catering to a variety of needs.

Convenience is key with a carport and driveway, ensuring parking is never an issue. Whether you're a car owner or simply appreciate the ease of parking, this feature adds a practical touch to the property.

Don't miss out on the opportunity to own this delightful house in Ellesmere. With its desirable location and array of features, this property is just waiting for someone to make it their own. Book a viewing today and envision the endless possibilities that this house has to offer!

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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**Reception 1**  
 4.255 x 4.425 (13'11" x 14'6")  
 Front aspect double glazing  
 tiled fireplace  
 quarry tiled skirting  
 beams  
 double radiator panels with thermostatic valve



**Kitchen**  
 2.754 x 4.204 (9'0" x 13'9")  
 front aspect double glazing  
 quarry tiles  
 double panel radiator with thermostatic valve  
 boiler  
 stainless steel sink unit



**Reception 2**  
 3.658 x 4.616 (12'0" x 15'1")  
 side aspect double glazing  
 quarry tiled skirting  
 gas fire  
 under stairs cupboard  
 double panel radiator with thermostatic valve



**Bed 1**  
 4.459 x 4.298 (14'7" x 14'1")  
 front aspect double glazing  
 double panel radiator with thermostatic valve  
 large cast iron fireplace and chimney breast  
 loft hatch



**Rear Porch**  
 2.244 x 1.239 (7'4" x 4'0")  
 rear aspect door and windows  
 quarry tiled floor  
 walk in larder/cupboard

**Bed 2**  
 4.047 x 3.613 (13'3" x 11'10")  
 front aspect upvc double glazed  
 built-in cupboard over stairs  
 loft hatch  
 double panel radiator with thermostatic valve



**Bed 3**  
 4.215 x 2.782 (13'9" x 9'1")  
 front aspect double glazed  
 cast iron fireplace  
 double panel radiator with thermostatic valve



**Bathroom**  
 2.593 x 2.083 (8'6" x 6'10")  
 side aspect frosted window  
 lino flooring  
 bath  
 double panel radiator with thermostatic valve  
 basin  
 low-level wc



**Gardens**  
 attached workshop  
 store  
 wooden garage  
 carport  
 driveway  
 pond/water feature  
 lawns



**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 .

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

**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.