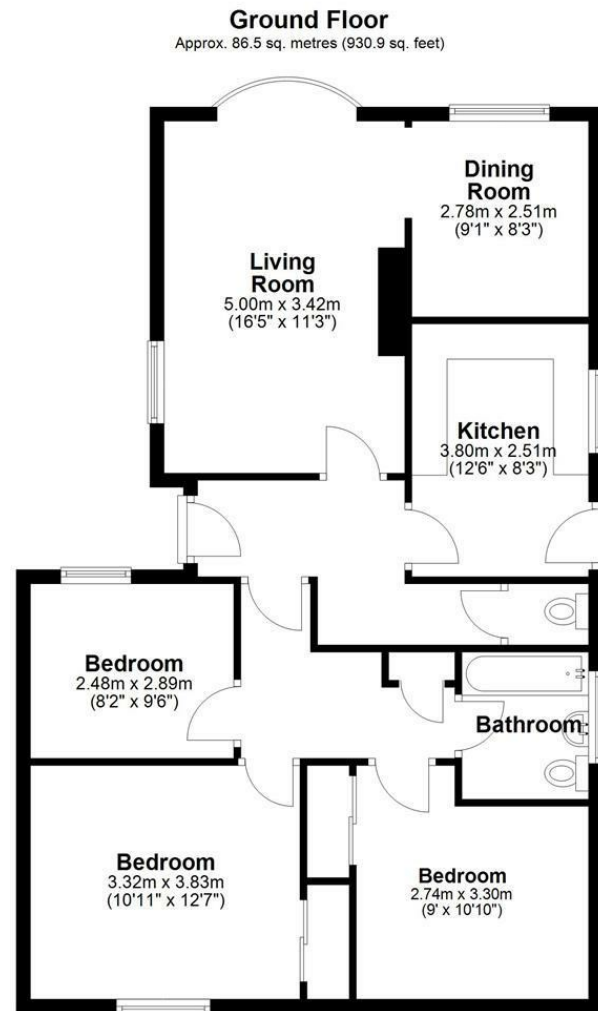




WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 86.5 sq. metres (930.9 sq. feet)

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.



20 Croxon Rise, Oswestry, SY11 2YQ

Asking price £299,950

Woodheads welcome you to Croxon Rise, Oswestry - a charming location that could be the perfect setting for your new home! This delightful property, built in 1986, offers a cosy retreat with its 3 bedrooms, ideal for a growing family or those in need of extra space.

Situated in a peaceful cul de sac, this 3-bedroom bungalow boasts a lovely garden, perfect for enjoying the outdoors or entertaining guests. The property's layout includes 1 open-plan reception space providing a comfortable area for relaxation and socialising.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful community.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(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	

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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Directions

from our office proceed along Beatrice Street, continue left at railway bridge onto Unicorn Road, left at mini roundabout at the bottom onto Cabin Lane. After short distance right onto Aston Way. left Longueville Drive, left Croxon Rise. Continue to bottom on the right.

Hallway

2.928 x 1.727 (9'7" x 5'7")

Frosted double-glazed glass panels in the front door and windows
Carpet
Single panel Radiator
Storage Cupboard

Bedroom Hallway

Loft Hatch
Airing Cupboard

Lounge

7.782 x 3.823 (25'6" x 12'6")

Front and Side aspect wooden frame double glazing windows
Carpet
Electric Fire in Hearth
Single panel radiator with thermostatic valve



Dining Room

2.595 x 3.043 (8'6" x 9'11")

Front aspect wooden frame double glazed windows
Single panel Radiator with thermostatic valve
Carpet
Serving hatch into Kitchen



Kitchen

3.790 x 2.670 (12'5" x 8'9")

Side Aspect wooden framed double-glazed windows
Door to garden
Single panel Radiator with thermostatic valve
Range of eye and base units
Stainless steel Sink unit with mixer tap
Split Oven
Gas hob
Extractor
space for Fridge



WC

2.111 x 0.931 (6'11" x 3'0")

Side Aspect wooden frame frosted double-glazed windows
Basin
Low-level WC
Single panel Radiator with thermostatic valve

Bathroom

2.168 x 2.091 (7'1" x 6'10")

Side aspect wooden framed frosted double-glazed windows
Bath
Basin
low-level WC
Double panel Radiator with thermostatic valve



Bed 1

3.840 x 3.601 (12'7" x 11'9")

Rear aspect wooden framed double-glazed windows
Single-panel Radiator with thermostatic valve
Carpet
Built-in Wardrobes



Bed 2

3.568 x 3.404 (11'8" x 11'2")

Rear aspect wooden framed double-glazed windows
Single panel radiator with thermostatic valve
Built-in Wardrobes



Bed 3

2.917 x 3.820 (9'6" x 12'6")

Front aspect wooden framed double-glazed windows
Carpeted



Garage

6.392 x 2.617 (20'11" x 8'7")

Solid floor
Up and over door

Rear pedestrian entrance
Loft hatch

Rear Garden

Large Greenhouse
Shed
Paths and Lawn



COUNCIL TAX

The council tax band for the property is 'D' and the local authority is Shropshire.

HOURS OF BUSINESS

Monday - Friday 9am - 5.00pm
Saturday 9.00am - 1.00pm

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.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.