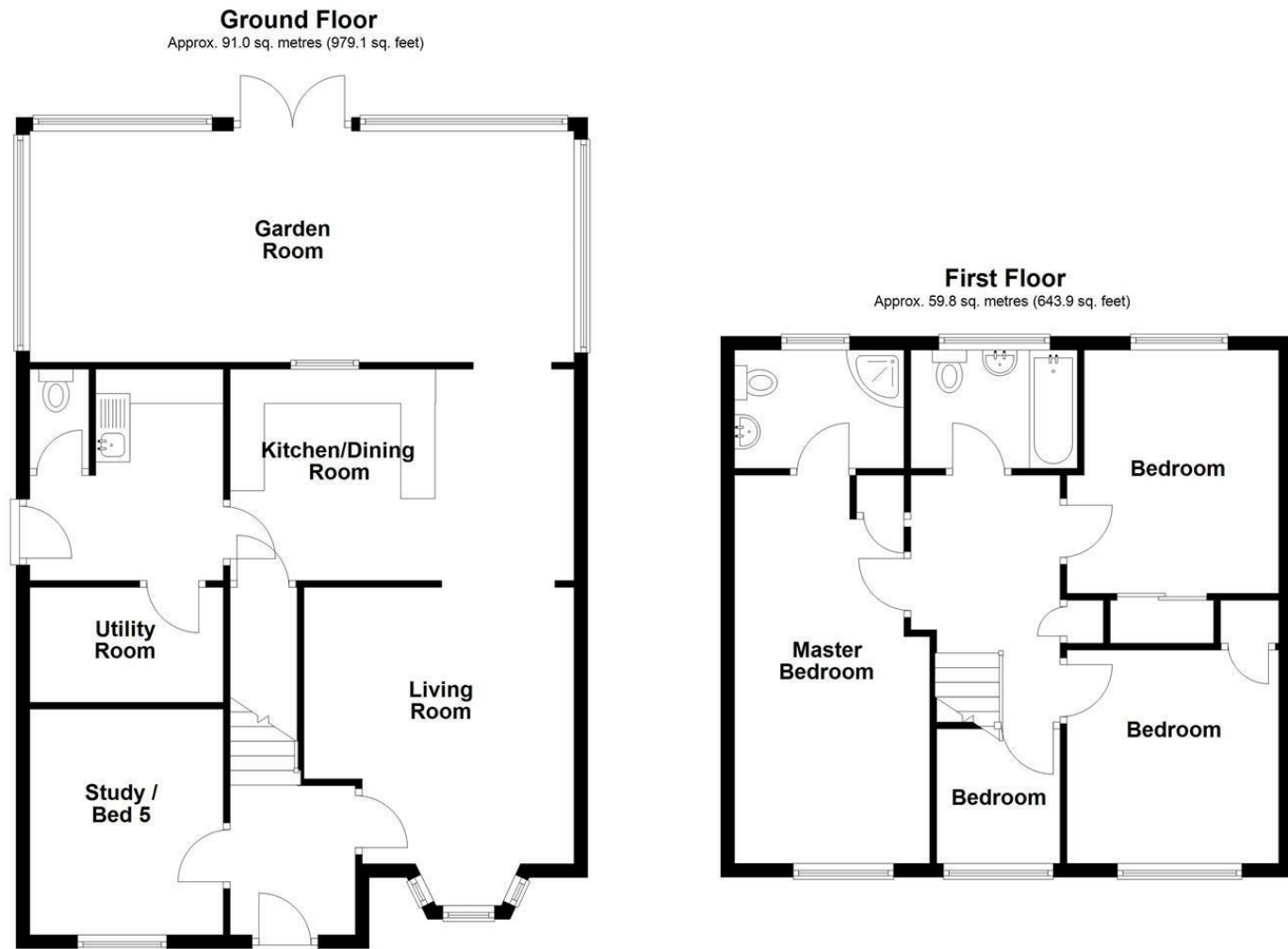




WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 150.8 sq. metres (1623.0 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.



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		71	78
		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		66	71
		EU Directive 2002/91/EC	

7 Barley Meadows, Llanymynech, SY22 6JX Open to offers £305,000

Woodheads are delighted to bring this modern FOUR/FIVE BEDROOM DETACHED family home to the sales market. Boasting a village location and generous living space. Accommodation comprises of living room, kitchen/breakfast room, utility, cloakroom, study/bedroom 5, store, conservatory and master bedroom with en suite, three further bedrooms and family bathroom. It is close to the local amenities and has plentiful OFF ROAD PARKING and an ENCLOSED REAR GARDEN. Viewings are highly recommended.

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

Proceed from Oswestry on the B4579. At Mile End roundabout take the 3rd exit sign posted South Wales onto the A483. Continue along this road entering the villages of Llynclys and Pant. Upon entering Llanymynech, at the crossroads turn left next and continue down this road and take the next left hand turning onto Barley Meadows and the property will be visible by our "For Sale" board.

LOCATION

The popular village of Llanymynech has a range of local facilities to include a primary school, public house, shop and takeaway.

The border runs for the most part down the centre of the village's main street, with the eastern half of the village in England and the western half in Wales. The border also passed right through the now closed Lion pub, which had two bars in Shropshire and one in the former Welsh county of Montgomeryshire. Road links to Shrewsbury, Welshpool and Oswestry. The railway station is approximately 9 miles away on Gobowen and is served by Arriva Trains Wales with regular trains connecting to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

SURROUNDING TOWN

Oswestry is a market town located on the border of England and Wales. Famous for its outside markets on Wednesdays and Saturdays and livestock market, Oswestry is one of the country's oldest recorded border towns. The town centre boasts a number of independent and high street shops along with a number of specialist retailers and has a number of popular restaurants. Oswestry show ground plays host to a variety of annual fairs, music festivals and the Oswestry show. 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. Road links to Chester, Shrewsbury and Welshpool with Gobowen railway station gives links to Chester, North Wales, Shrewsbury and Birmingham.

ENTRANCE

Wood and glazed front door to:

ENTRANCE HALL

Radiator, wood effect flooring, telephone point, alarm, staircase to first floor and doors to study and living room.

STUDY

2.44m x 3.25m (8' x 10'08")

Radiator and double glazed window to the front.

LIVING ROOM

4.01m x 4.57m (max) (13'02" x 15'00" (max))

Double glazed bay window to the front, radiator, wood effect flooring, wooden fireplace with marble effect surround and hearth with gas inset fire and opening to:



KITCHEN/BREAKFAST ROOM

3.18m x 5.03m (10'05" x 16'06")

Fitted with a range of base cupboards and drawers with work surfaces over and matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap, part tiled walls, built in double oven with cupboards above and below, four ring gas hob with stainless steel extractor over, plumbing and space for dishwasher, radiator and door to rear hall, under stair storage cupboard, breakfast bar, radiator, wood effect flooring and arch and opening to:



GARDEN ROOM

3.30m x 7.92m (10'10" x 26'00")

Of brick and UPVC double glazed construction, French doors to garden, two radiators, television and telephone points, wood effect flooring and a wall mounted electric fire.



REAR HALL/UTILITY

2.57m x 2.92m (max) (8'05" x 9'07" (max))

"L-shaped" Fitted with a range of base units with work surface over, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine and further appliance space, eye level cupboards, internal window to the conservatory, radiator, wood and glazed door to the rear and doors to cloakroom and store.

CLOAKROOM

White low level W.C., wall mounted wash hand basin and tiled splash back, double glazed window to the side, a wall mounted "Worcester" boiler and extractor fan.

STORE ROOM

1.04m x 2.59m (3'05" x 8'06")

(Measurement excludes cupboards to one wall) Double glazed window to the side and a telephone point.

FIRST FLOOR LANDING

Hatch to loft, cupboard with slatted shelving.

MASTER BEDROOM

2.54m x 5.54m (max) (8'04" x 18'02" (max))

(Measurement includes built in wardrobes) Double glazed window to the front aspect, radiator and telephone point.



EN SUITE

White suite comprising vanity wash hand basin with cupboards and drawer below, low level W.C., fully tiled shower cubicle with built in shelving, radiator, double glazed window to the rear, heated towel rail and an extractor fan.



BEDROOM TWO

2.90m x 3.45m (9'06" x 11'04")

(Measurement excludes built in double mirrored wardrobes) Radiator, double glazed window to rear aspect.



BEDROOM THREE

2.90m x 3.05m (9'06" x 10'00")

Built in wardrobe, double glazed window to the front and a radiator.

BEDROOM FOUR

2.06m x 2.01m (6'09" x 6'07")

(Measurement includes bulk head) Double glazed window to the front and a radiator.

BATHROOM

Suite comprising bath with mixer tap and separate "Triton" shower over, shower screen, pedestal wash hand basin, low level W.C., part tiled walls, double glazed window to the rear, radiator and an extractor fan.



OUTSIDE

SIDE

Gated access to both sides and pathway to rear, tap and light. SHED and CARPORT - 12'10" x 27'05" (3.91m x 8.36m)

REAR

Patio entertainment area and laid to lawn, raised beds, fencing and trees to boundaries and an outside light.



FRONT

Off road parking for three cars and further parking in the car port which can take a high top transit van. There is an area of lawn to the other side of the driveway.



CLAUSES

FIXTURES AND FITTINGS

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

A 24 hour answer phone service is available.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

SERVICES

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

TENURE

It is believed that this property is Freehold but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.

CONNECTED INTEREST

This property is owned by family members of an employee of Woodhead Oswestry Sales and Lettings.