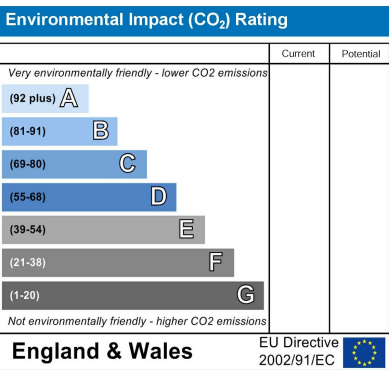
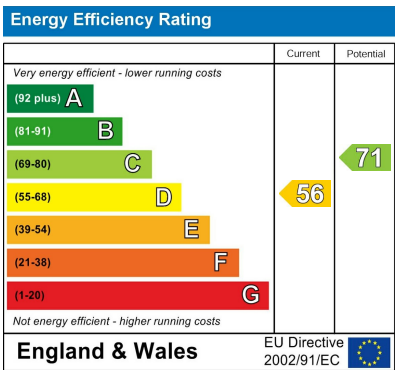


WOODHEAD
OSWESTRY SALES & LETTINGS



45 Liverpool Road, Oswestry, SY11 1NN
Price guide £269,950

WOODHEADS are delighted to bring to the sales market this FETCHING Four bed SEMI-DETACHED family home, boasting a near town centre location, with off road parking and garden. In brief, the accommodation affords: the entrance hall, living room, dining room, kitchen and conservatory on the ground floor, to the first floor the property offers four bedrooms, a bathroom, and a cloakroom. Externally the property offers off road parking, a garage, and an enclosed courtyard with raised garden. Viewings are highly recommended to appreciate the properties location, accommodation, and presentation.



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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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.

DIRECTIONS

From our office in Leg Street continue onto Beatrice Street, turn left into Castle Street, take the fourth right into Oak Street and take the first right into York Street. Continue along York Street, continue on this road onto Liverpool road and the property will be on your left hand side.

ENTRANCE

Part glazed front door leading into;

ENTRANCE HALL

With radiator, stairs to the first floor, understair storage, and doors leading off into;

LIVING ROOM

4.19 x 3.94 (13'8" x 12'11")

With front aspect double glazed uPVC window, television point, timber flooring, and feature fireplace with log burner,



DINING ROOM

3.59 x 3.11 (11'9" x 10'2")

With rear aspect window, timber flooring, feature fireplace, and storage cupboard.

KITCHEN

5.77 x 3.16 (18'11" x 10'4")

With a range of base and eye level units with worktop over, tiled flooring, void for range cooker, stainless steel sink with mixer tap with directional spray and drainer, side aspect double glazed uPVC window, void and plumbing for an appliance, Valiant gas boiler, tiled flooring, and integrated dishwasher,



CONSERVATORY

2.21 x 1.78 (7'3" x 5'10")

With double glazed uPVC window surround, ceiling light, quarry tiled flooring, and door leading out to the rear aspect.

FIRST FLOOR

LANDING

8.20 x 1.91 (26'10" x 6'3")

With a range of spotlights, carpet flooring, and doors leading off into;

FIRST BEDROOM

3.59 x 3.96 (11'9" x 12'11")

With two front aspect double glazed windows, radiator, and fitted wardrobe with sliding doors. (Measurements include fitted wardrobe)



SECOND BEDROOM

3.58 x 2.47 (11'8" x 8'1")

With rear aspect double glazed window, radiator, and carpet flooring.



THIRD BEDROOM

3.19 x 2.26 (10'5" x 7'4")

With rear aspect double glazed window, radiator, and carpet flooring.



FOURTH BEDROOM

1.88 x 2.99 (6'2" x 9'9")

With radiator, and carpet flooring
Window

CLOAKROOM

0.85 x 1.21 (2'9" x 3'11")

Comprising: side aspect double glazed window, low level W.C.,

BATHROOM

2.00 x 2.28 (6'6" x 7'5")

Comprising: side aspect double glazed window, enclosed shower cubicle, panel enclosed bath, heated towel rail, pedestal wash hand basin, and two storage cupboards.



EXTERNAL



FRONT

To the front aspect the property benefits steps leading to the front door, and a driveway providing ample off road parking.



REAR

The rear aspect of the property boasts an enclosed courtyard with access to

the garage and steps leading to the raised allotment . On the second tier the property benefits wooden planters with various vegetables, part laid with gravel, and a railed terrace entertainment area.



GARAGE

4.41 x 7.62 (14'5" x 24'11")

With up and over door, power, and lighting.

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, and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

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

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 .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

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.