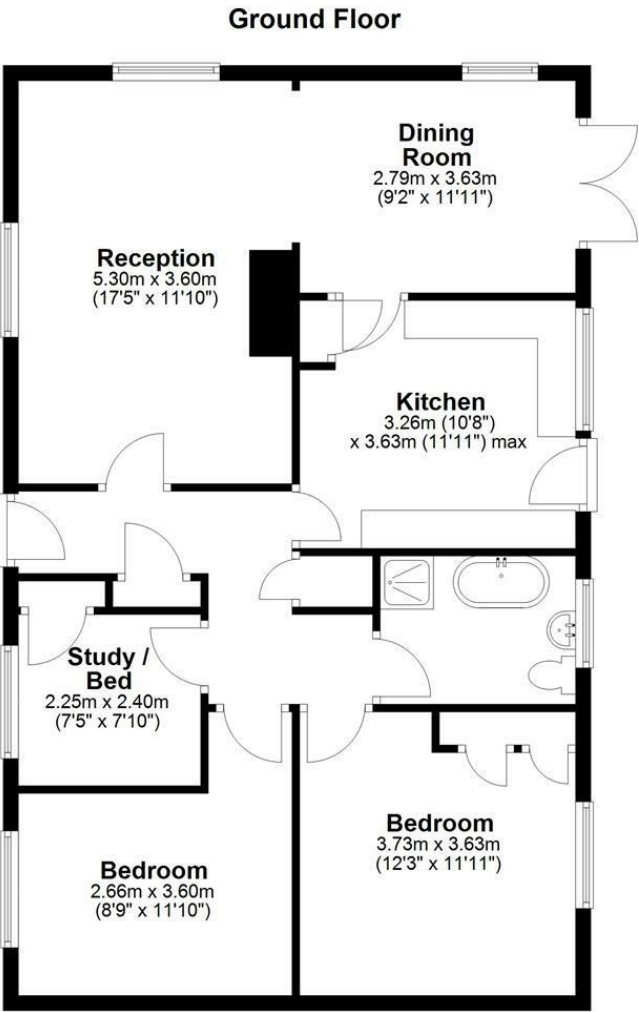
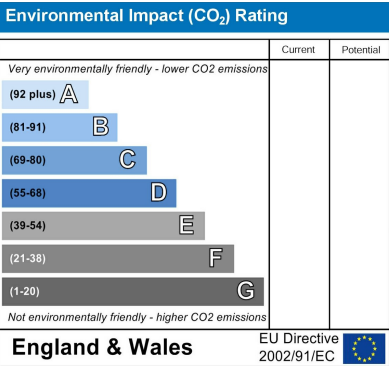
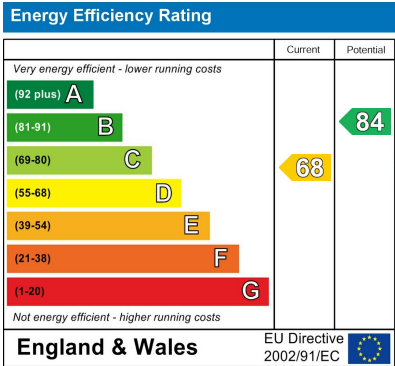


WOODHEAD
OSWESTRY SALES & LETTINGS



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.



28 Middleton Close, Oswestry, SY11 2XS

Asking price £299,950

NO CHAIN

Welcome to Middleton Close, Oswestry - a charming location for this delightful detached bungalow! This property boasts a spacious open planned reception room, 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 enjoy a good night's sleep.

One of the standout features of this property is the ample parking space available for up to 6 vehicles, making hosting gatherings or having multiple cars a breeze. Additionally, the double garage provides even more storage space or parking options for your convenience.

Outside, the gardens surrounding the bungalow offer a lovely retreat where you can enjoy the fresh air and perhaps try your hand at gardening or simply relax in the sunshine.



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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Hallway

UPVC double-glazed door
carpet
single panel radiator
cloak room cupboard
airing cupboard with single panel radiator

Lounge

open plan living
front and side aspect UPVC double-glazed windows
Woodburner installed 2019
2 single panel radiators
tv point



Diner

rear aspect UPVC double glazed French doors
carpet
single panel radiator



Kitchen

rear aspect UPVC double-glazed doors and windows
range of eye and base units
tile effect laminate flooring
ceramic sink unit with mixer tap
electric 4-ring hob
oven
space for fridge freezer
cupboard for boiler, installed 2018
double panel radiator



Bed 1

rear aspect UPVC double-glazed windows
single panel radiator
carpet
fitted wardrobe
tv point



Bed 2

front aspect UPVC double-glazed windows
single panel radiator
carpet
tv point



Bed 3/ office

front aspect UPVC double-glazed windows
single panel radiator

built-in wardrobe
carpet



Bathroom

rear aspect UPVC double glazed frosted windows
roll top bath
basin
low-level WC
shower cubicle
tiled floor and walls
heated towel rail



Conservatory

UPVC double glazed windows, carpet tiles, plumbing for washing machine and tumble dryer



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.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm

Garden

50 x 20 (164'0" x 65'7")
wrap around Garden containing many features.
including T-shaped driveway enabling many vehicles to park.
double garage with power and lighting.
raised flower bed and vegetable patch
greenhouse
workshop shed with power and lighting
two wood sheds
log store
lpg tank
seating area



COUNCIL TAX

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

SERVICES

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

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 .

TENURE

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