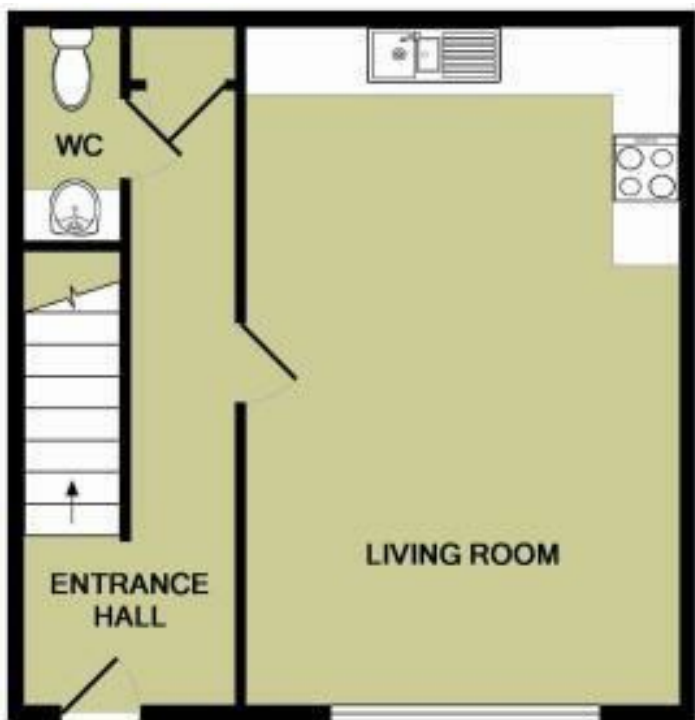




WOODHEAD
OSWESTRY SALES & LETTINGS



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2015



24 Beresford Gardens, Oswestry, SY11 2SL

Offers over £249,950

Nestled in the charming area of Beresford Gardens, Oswestry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the house is utilised effectively.

The property features a modern bathroom, designed with functionality in mind, providing a serene space for your daily routines. The kitchen, while not explicitly mentioned, is typically a focal point in such homes, offering ample opportunity for culinary creativity.

One of the standout features of this property is the parking space available for two vehicles. a rare find in many urban settings. This convenience adds to the overall appeal, allowing for easy access and peace of mind.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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DIRECTIONS

Leave our office and proceed left down Leg Street joining Beatrice Street, turn first left into Castle Street. At the T junction go straight ahead onto Welsh Walls, following this until you come to another T junction and turn right, in to Upper Brook Street then take the next left into Beresford Gardens, continue around to the left and the property can be found on the right as indicated by our 'For Sale' board.

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.

ENTRANCE

With a wood and glazed front door to;



ENTRANCE HALL

With parquet flooring, radiator, staircase to the first floor with storage cupboard under. Doors to ground floor accommodation.

Downstairs WC

With a white suite comprising; low level WC, vanity wash hand basin with mixer tap and drawer below, half tiled walls, radiator, tiled floor and an extractor fan.



KITCHEN/LIVING ROOM

6.20m x 3.91m (20'4" x 12'10")

KITCHEN AREA

Fitted with a range of base and drawer units with contrasting work surfaces, matching eye level cupboards. One and a half bowl stainless

steel sink and drainer with mixer tap. Integrated oven, four ring gas hob with stainless steel extractor hood and integrated fridge and freezer. Part tiled walls, space and plumbing for washing machine, further appliance space, parquet flooring and a radiator. Opening to:



LIVING AREA

Having two windows to the front aspect, radiator, parquet flooring and television and telephone points.



FIRST FLOOR LANDING

High level window, radiator and cupboard housing wall mounted gas central heating boiler and slatted shelving.

MASTER BEDROOM

4.01m x 3.53m (13'2" x 11'7")

With window to front aspect and radiator.



BEDROOM TWO

3.43m x 2.44m (11'3" x 8')

With window to front aspect and a radiator.



BATHROOM

Having a white suite comprising; panelled bath with a shower attachment over, pedestal wash hand basin and a low level WC. Part tiled walls, tiled floor, radiator, shaver socket, extractor fan and a high level window.



OUTSIDE

Area laid to gravel and a path to the front door.



OFF ROAD PARKING

Two off road designated parking spaces.

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: 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.

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 .