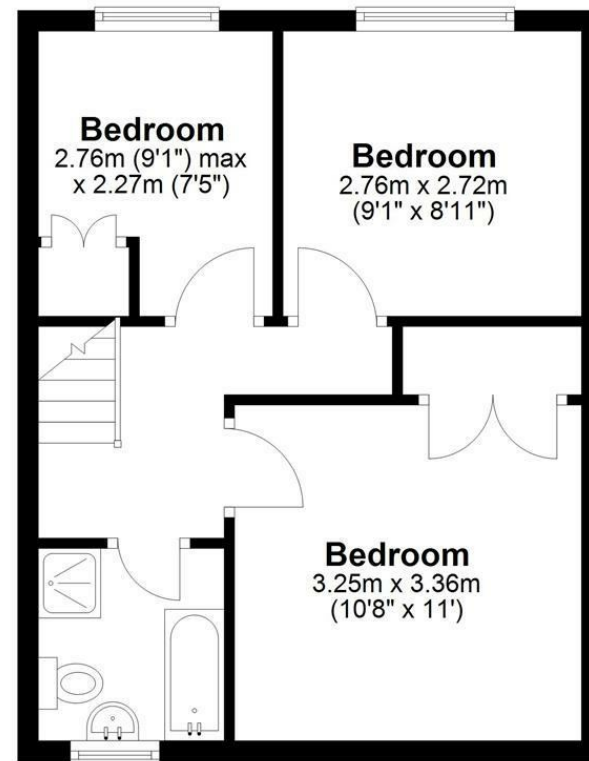
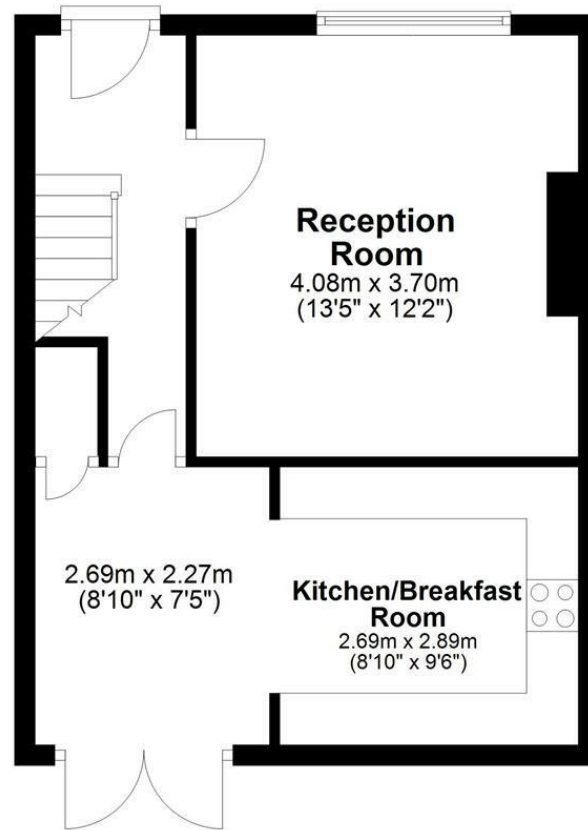




WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor

First Floor



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		88
(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		
(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	



98 Vyrnwy Road, Oswestry, SY11 1NZ

£189,950

Nestled on Vyrnwy Road in the charming town of Oswestry, this well-presented three-bedroom house offers a delightful blend of comfort and practicality. The property boasts a private and secure rear garden.

Upon arrival, you will appreciate the newly laid driveway, providing ample space for two cars. Inside, the home is designed to be both inviting and functional, making it an ideal choice for families or those seeking extra space.

The property benefits from cavity wall and loft insulation, contributing to energy efficiency and warmth throughout the year. With a council tax band of 'A', this home is not only appealing in its aesthetics but also in its affordability.

This residence on Vyrnwy Road is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely property your own.

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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Entrance Hall

UPVC doors and windows, tiled floor

Kitchen

5.458 x 3.002 (17'10" x 9'10")

Rear aspect UPVC doors and windows, the kitchen comprises a range of eye and base units, tiled floor and stainless steel sink 1 1/2 unit with mixer tap. split oven and gas hob with extractor fan. also fitted is an integral fridge/freezer space for washing machine. under stairs cupboard housing utilities meters



Reception room

4.126 x 3.527 (13'6" x 11'6")

Front aspect UPVC windows, electric fire set with hearth. double panel radiator with thermostatic valve and fitted carpet



Landing

loft hatch with fitted carpet

Family Bathroom

1.961 x 2.505 (6'5" x 8'2")

Rear aspect UPVC frosted windows and wood effect flooring. the bathroom has a bath, basin, low level WC and shower cubicle.



Bedroom 1

3.460 x 3.493 (11'4" x 11'5")

Rear aspect UPVC windows, double radiator with thermostatic valve and carpet. this room also has a fitted wardrobe.



Bedroom 2

3.029 x 2.670 (9'11" x 8'9")

Front aspect windows, carpet, built in cupboard, double panel radiator with thermostatic valve



Bedroom 3

3.010 x 2.732 (9'10" x 8'11")

Front aspect windows, carpet, double panel radiator with thermostatic value



Rear Garden

Raised seating area, astro turf lawn, rear garden pedestrian access. a brick and wooden shed are present with power and lighting.



Front garden

New tarmac driveway for two vehicles

COUNCIL TAX

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

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.

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.