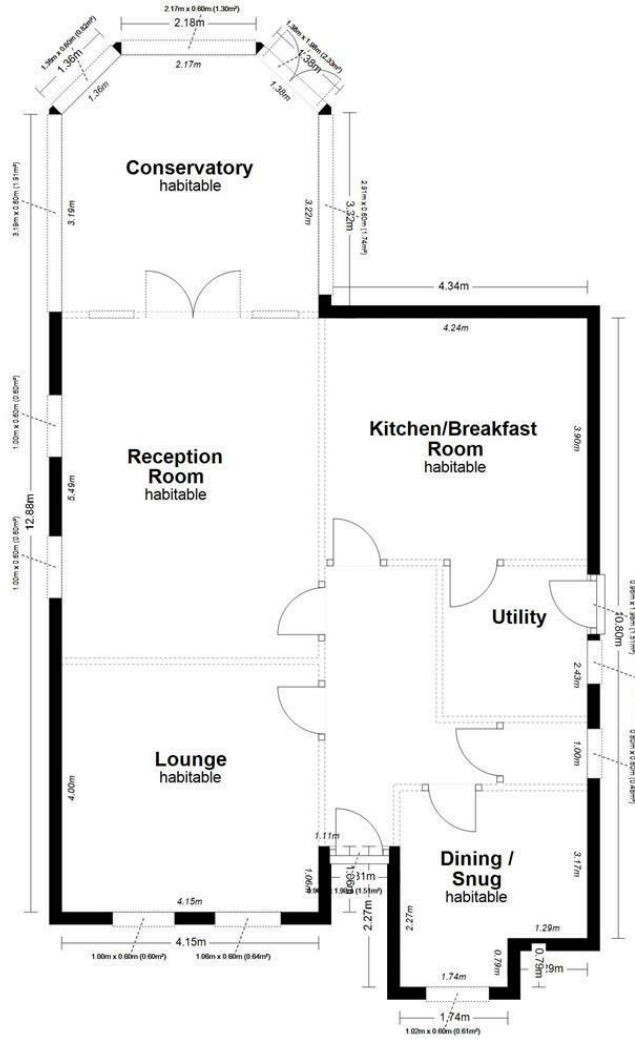
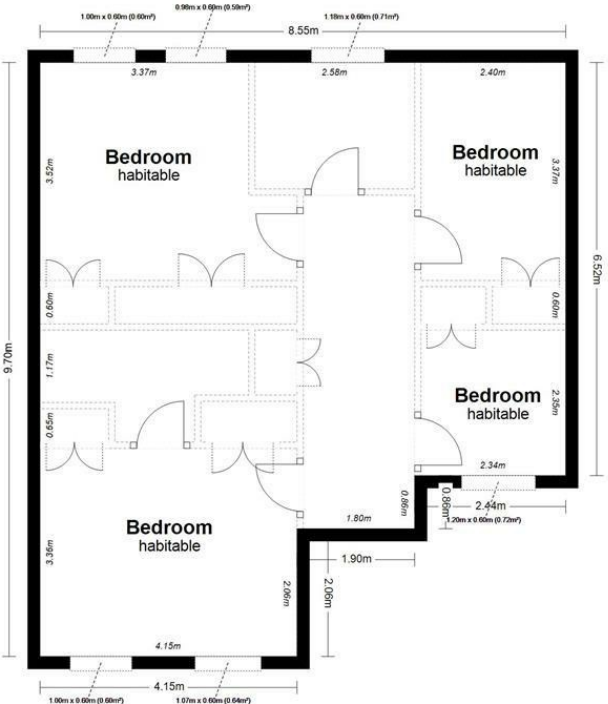


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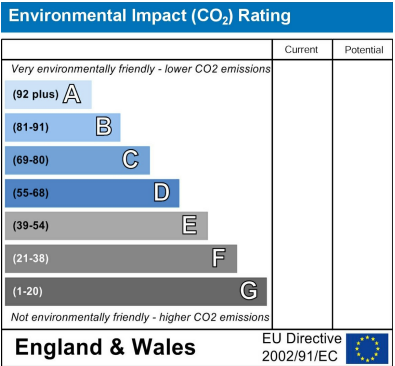
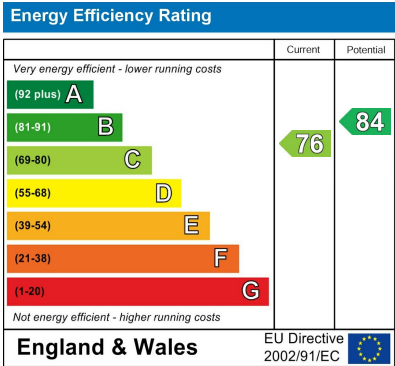
## GROUND FLOOR



## 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.



## Woodlands Artillery Road, Oswestry, SY11 4AJ

### Offers in the region of £430,000

Nestled in the desirable area of Park Hall, Oswestry, this executive four-bedroom home on Artillery Road offers a perfect blend of comfort and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen is complemented by two stylish bathrooms, ensuring convenience for family and visitors alike. The property boasts a generous garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the underfloor heating throughout the home guarantees a warm and inviting atmosphere during the colder months. For those with vehicles, the property features parking for up to five vehicles, along with a garage for added security and storage. One of the standout features of this home is the dedicated space for caravan or motorhome parking, making it an excellent choice for those who enjoy travel and adventure. This property is not just a house; it is a place where memories can be made and cherished.

With its prime location and impressive amenities, this home is perfect for families or professionals seeking a tranquil yet accessible lifestyle. Do not miss the opportunity to make this exceptional 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**  
2.246 x 4.148 (7'4" x 13'7")  
The property is access via a UPVC half glazed door, tiled flooring with underfloor heating and a under stairs cupboard

**Guest cloakroom**  
1.068 x 2.153 (3'6" x 7'0")  
Side aspect frosted UPVC windows, low level WC, basin, tiled floor and a single panel radiator with thermostatic valve

**Lounge**  
4.314 x 5.613 (14'1" x 18'4")  
Side and rear aspect patio doors and windows, underfloor heating, engineered wooden flooring and a gas fire



**Cinema room**  
4.057 x 4.149 (13'3" x 13'7")  
Front aspect UPVC windows, underfloor heating with engineered wooden flooring,



**Dining room**  
3.021 x 3.312 (9'10" x 10'10")  
Front aspect UPVC windows, underfloor heating with engineered wooden flooring



**Kitchen**  
4.068 x 4.251 (13'4" x 13'11")  
Front aspect UPVC doors and windows, the kitchen comprises of a range of eye and base units, stainless steel 1 1/2 sink unit with mixer tap. tiled floor with underfloor heating. fitted dishwasher and downlights. space for fridge freezer, range cooker



**Conservatory**  
4.238 x 4.292 (13'10" x 14'0")  
UPVC windows and doors, engineered wooden floor over under floor heating



**Landing**  
Loft hatch, front aspect UPVC window, airing cupboard and fitted carpet

**Master Bedroom**  
4.032 x 3.846 (13'2" x 12'7")  
Front aspect windows, carpet and 2 single panel radiators with thermostatic valve. 2 built in wardrobes



**Ensuite**  
1.222 x 3.338 (4'0" x 10'11")  
Rear frosted UPVC windows, shower cubicle, basin, low level WC, heated towel rail and tiled floor

**Bedroom 2**  
4.002 x 3.362 (13'1" x 11'0")  
Rear aspect UPVC windows, single panel radiator with thermostatic valve, built in wardrobe and fitted carpet



**Bedroom 3**  
3.531 x 2.412 (11'7" x 7'10")  
Front aspect UPVC windows, single panel radiator with thermostatic value, built in wardrobe and fitted carpet



**Bedroom 4**  
2.412 x 3.535 (7'10" x 11'7")  
Rear aspect UPVC windows, single panel radiator with thermostatic valve, fitted carpet and built in wardrobe



**Family Bathroom**  
2.606 x 2.402 (8'6" x 7'10")  
Rear aspect frosted UPVC windows , tiled floor and walls and

fitted with low level WC, basin, shower cubicle, heated towel rail and bath



**Utility**  
2.523 x 2.430 (8'3" x 7'11")  
Side aspect UPVC windows, tiled floor, stainless steel sink unit with under worktop space for washing machine and dryer



**Garage workshop**  
3.657 x 3.657 (11'11" x 11'11")  
Power and lightinf, solid floor

**Garage storage**  
3.705 x 3.671 (12'1" x 12'0")  
Housing Worcester boiler and shelving

**Gardens**  
Wrap around gardens, features include gardens paths, driveway for at least 3 cars and specialised parking for motorhome/caravan, with lawns and hedges

