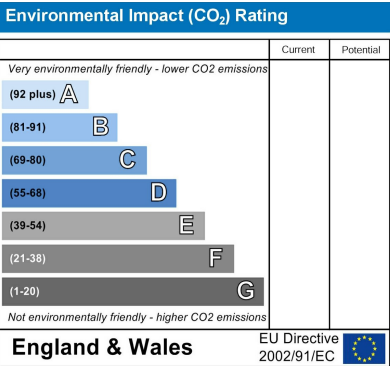
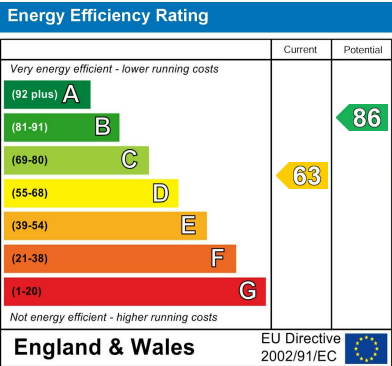


WOODHEAD
OSWESTRY SALES & LETTINGS



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.



7 Combs La Ville Close, Oswestry, SY11 1UB

£189,950

****NO ONWARDS CHAIN **** - Nestled in the charming area of Combs La Ville Close, Oswestry, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1990, the property boasts a well-designed layout that is ideal for both first-time buyers and those looking to downsize.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two generously sized bedrooms, ensuring ample space for rest and relaxation. The well-appointed bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.

The location in Oswestry is particularly appealing, offering a friendly community feel while being close to local amenities, schools, and transport links. This makes it an excellent choice for families or individuals seeking a tranquil yet connected lifestyle.



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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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

Part glazed UPVC front door leading into -

Entrance Hall

1.840x 1.714 (6'0"x 5'7")

With stairs leading up to the first floor, engineered wood flooring, single panel radiator and door leading off into -

Living Room

6.299 x 3.252 (20'7" x 10'8")

With front aspect double glazed bay windows, radiator, double panel radiator, ceiling lights and television point.



Kitchen

4.206 x 3.253 (13'9" x 10'8")

With a range of base and eye level units with worktop over, void and plumbing for appliances- dishwasher, washing machine, dryer, and floor space for kitchen table and fridge freezer, two rear aspect UPVC glazed windows, storage / pantry cupboard, four ring gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, double panel radiator, and part glazed UPVC door leading to the rear enclosed garden.



First Floor

1.89 x 1.68 (6'2" x 5'6")

With carpet flooring, side aspect UPVC window, loft hatch and door leading off into -

Primary Bedroom

4.233 x 4.386 (13'10" x 14'4")

With carpet flooring, single panel radiator, two front aspect UPVC windows, and a storage cupboard.



Bedroom Two

4.216 x 2.644 (13'9" x 8'8")

With carpet flooring, single panel radiator, rear aspect UPVC window, and ceiling light.



Bathroom

1.491 x 2.468 (4'10" x 8'1")

With panel enclosed bath with electric shower over, low level W.C., pedestal wash hand basin, part tiled, extractor fan, and a rear aspect UPVC window and single panel radiator.



External

Front

To the front aspect, the property provides off road parking for multiple vehicles, lawn and gated access to the rear enclosed garden.



Rear

To the rear aspect, the property benefits from a patio entertainment area, wide paved area, an outside tap, external light and parts laid to lawn. bordered by flowers and shrubbery



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.

Tenure

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

Council Tax

The council tax band for the property is 'B' 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.