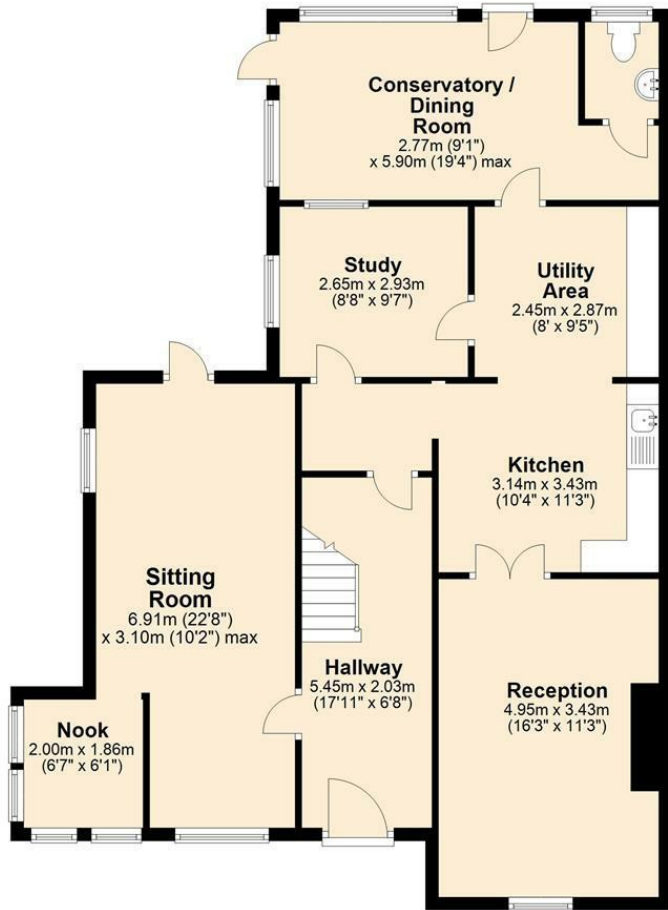


WOODHEAD
OSWESTRY SALES & LETTINGS

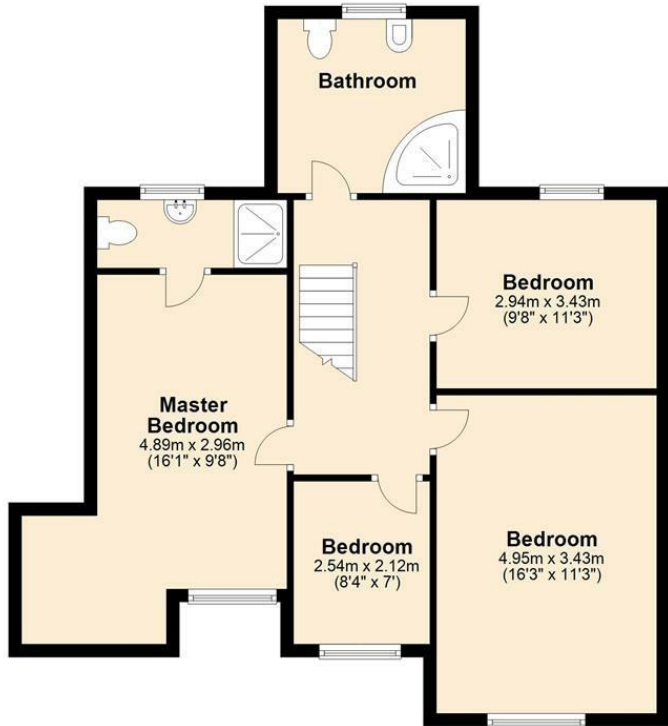
Ground Floor

Approx. 99.7 sq. metres (1073.5 sq. feet)



First Floor

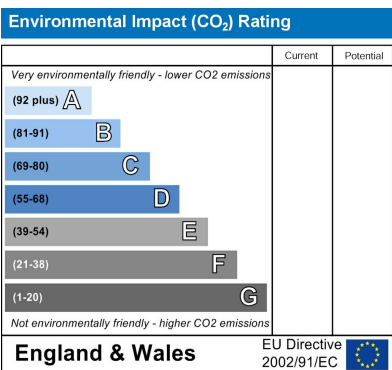
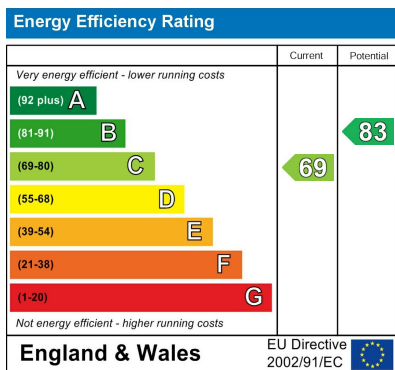
Approx. 72.8 sq. metres (783.1 sq. feet)



Total area: approx. 172.5 sq. metres (1856.6 sq. feet)

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.

Graylands MB



Graylands Weston Avenue, Oswestry, SY11 2BH

£525,000

Welcome to Weston Avenue, Oswestry - a charming location for this stunning detached house built in 1925. This property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a spacious interior that exudes character and warmth. The two reception rooms offer character and versatility, whether you fancy a cozy night by the woodburner or hosting guests for a dinner party.

The 4 bedrooms are generously sized, perfect for creating your own peaceful retreats. With 3 bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.



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



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



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

1.870 x 5.510 (6'1" x 18'0")

Part glazed front door with glazed side screen leading into;

ENTRANCE HALL

1.870 x 5.510 (6'1" x 18'0")

The spacious entrance hall boasts solid oak flooring, a radiator, and automatic light sensors. with a staircase leading to the first floor and doors leading off into;

RECEPTION

3.44 x 4.85 (11'3" x 15'10")

The good sized lounge has a central feature marble fireplace made by Norman Lloyd a local artisan. It has a gas fire inset. There are windows to the front and side letting in lots of light along with a fully glazed door opening onto the rear garden. The room has a coved ceiling, two radiators and two sets of storage cupboards with shelving above and downlighting either side of the rear door. The lounge opens out onto a 'turret' style area which has two windows to the front and two windows to the side along with a radiator and storage and display cabinet. This is the perfect place for a home office or quiet place to sit and relax or read.



SITTING ROOM

3.193 x 7.215 (10'5" x 23'8")

The sitting room is located to the right of the hallway and has high ceilings and a large window letting in lots of light. There is solid oak flooring and a central feature Saxon wood burning stove with and tiled hearth. Oak doors lead through to the kitchen and there is a coved ceiling, built in oak shelving, tv point and a radiator.



KITCHEN/ UTILITY

3.423 x 6.060 (11'2" x 19'10")

The kitchen is fitted with a good range of base and wall units with granite work surfaces over. There is a dual fuel Leisure range style cooker, tiled floor, part tiled walls, shelving, velux window letting in lots of light, space for a fridge/ freezer, sink unit with mixer tap, plumbing for a dishwasher, plumbing for a washing machine and utility space leading to the conservatory. A door leads through to the study.



STUDY/ OFFICE

3.106 x 2.703 (10'2" x 8'10")

Having a window to the rear and side along with a radiator.

CONSERVATORY

5.909 x 3.239 (19'4" x 10'7")

The lovely conservatory is a great place to sit and relax or as the current owners use it as a dining area. There are granite window ledges along with vinyl flooring, glazed door leading to the garden and three radiators. A door leads to the cloakroom.



CLOAKROOM

Having a window to the rear, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring and an extractor fan.

FIRST FLOOR

LANDING

The spacious gallery landing leads to the first floor rooms and has a coved ceiling, access to the loft and a radiator. There is built in oak shelving either side of the bathroom door.

MASTER BEDROOM

4.809 x 3.508 (15'9" x 11'6")

The double bedroom has a window to the front, coved ceiling, wall lights and a radiator. A door leads through to the en suite and the room leads through to an area which is fitted with a superb range of floor to ceiling bedroom fitments from Stokers of Chester. The wardrobes offer lots of hanging space, drawers and rails giving plenty of storage.



EN SUITE

1.201 x 3.023 (3'11" x 9'11")

The en suite is fitted with a low level w.c., wash hand basin on a vanity unit with mixer taps over, shower cubicle with mains fitted shower, radiator, tiled floor, fully tiled walls and a window to the rear.

BEDROOM TWO

4.014 x 3.494 (13'2" x 11'5")

4.90m x 3.50m (16'1" x 11'6") - Another good sized double having a window to the front, radiator, picture rail, wall lights and a good range of fitted wardrobes with extensive storage, rails and shelving.



BEDROOM THREE

3.559 x 3.278 (11'8" x 10'9")

A double room having a window to the rear overlooking the garden, picture rail and a radiator.



BEDROOM FOUR

1.897 x 2.638 (6'2" x 8'7")

front aspect windows

radiator



BATHROOM

2.855 x 2.767 (9'4" x 9'0")

The family bathroom is a great size having a low level w.c., wash hand basin, bidet, corner panelled bath with a shower over, heated towel rail and modern upright radiator, radiator, vinyl flooring, fully tiled walls and a window to the rear.



EXTERNAL



FRONT GARDENS

The front of the property is accessed via two wrought iron gates that lead onto the driveway. The garden is mainly lawned and there is a pathway leads to the front door.

DRIVEWAY AND GARAGE

There is a double width driveway providing parking for several vehicles leading to the garage at the side of the property. The garage has pwer and lighting along with useful eaves storage and side personal door. To the front there are recently installed metal doors with an offset security door feature.

REAR GARDENS

The rear gardens are another impressive feature of the garden having an Indian stone patio leading off the conservatory. The gardens are well maintained with lawned gardens and well planted flower beds along with fruit trees and mature shrubs. There is a further patio area at the end of the garden ideal for al fresco dining along with ornamental pond, outside lighting, shed and raised flower beds. The garden is fully enclosed making it great for children and pets.

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.

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 .

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.

COUNCIL TAX

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

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.