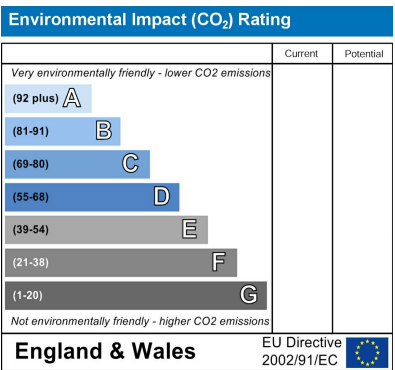
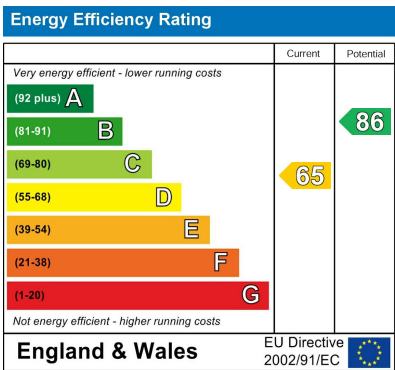


**WOODHEAD**  
OSWESTRY SALES & LETTINGS



## 8 Guinevere Close, Oswestry, SY11 1UD

### Offers in the region of £265,000

Nestled in the charming area of Guinevere Close, Oswestry, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking for up to three vehicles, a valuable asset in today's busy world, providing ease and accessibility for you and your guests.

Oswestry is known for its rich history and vibrant community, making it an attractive location for those seeking a blend of tranquility and convenience. With local amenities, schools, and parks nearby, this home is perfectly situated for both relaxation and recreation.



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**  
5.281 x 2.056 (17'3" x 6'8")  
Front UPVC door and windows, temperature control, radiator with thermostatic valve and woden floor

**Guest Cloakroom**  
Under stairs Cloakroom with wooden floor, basin, low level WC and extractor fan

**Lounge**  
5.193 x 3.636 (17'0" x 11'11")  
Front aspect uPVC windows, double panel radiator with thermostatic valve, log burner set in a fire place, wooden floor.



**Dining room**  
2.902 x 3.357 (9'6" x 11'0")  
Rear aspect uPVC patio doors, radiator with thermostatic valve, wooden floor.



**Kitchen**  
2.949 x 3.285 (9'8" x 10'9")  
Rear aspect UPVC windows, side aspect half glazed uPVC door. Range of eye and base units. integral oven, gas hob, fridge freezer, dishwasher, stainless steel sink unit with mixer tap and space for washing machine.



**Landing**  
Fitted carpet on stairs and landing, airing cupboard and loft hatch.

**Bedroom 1**  
3.724 x 3.638 (12'2" x 11'11")  
Side aspect uPVC windows, radiator with thermostatic valve and fitted carpet.



**Bedroom 2**  
3.821 x 4.587 (12'6" x 15'0")  
Front and side aspect UPVC windows, fitted carpet and single radiator panel with thermostatic valve.



**Bedroom 3**  
2.795 x 3.487 (9'2" x 11'5")  
Front aspect uPVC windows, built in cupboard, fitted carpet, radiator with thermostatic valve.



**Family bathroom**  
2.038 x 2.306 (6'8" x 7'6")  
Tiled floor and walls, bath with electric shower over, side aspect uPVC frosted glass windows, heated towel rail, basin and low level WC.



**Garage**  
5.394 x 2.731 (17'8" x 8'11")  
Solid floor, side aspect window, up and over door, power and lighting.

**Front Garden**  
Two car driveway, wide front path and lawn.



**Rear garden**  
Mainly laid to lawn with shed and side gate access.



**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.