



WOODHEAD
OSWESTRY SALES & LETTINGS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		74	82
		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	

43 Victoria Road, Oswestry, SY11 2HT

Asking price £299,950

Nestled on the charming Victoria Road in Oswestry, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to your needs, whether you envision a cosy lounge or a formal dining area. The abundance of natural light enhances the warm atmosphere throughout the home.

With three bathrooms, convenience is at the forefront of this property. This feature is particularly beneficial for busy households, allowing for a seamless morning routine and ensuring that everyone has their own space.

Parking is made easy with space for two vehicles, a valuable asset in this desirable location. The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

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

Part glazed front door leading into -

Hallway

3.83 x 1.86 (12'6" x 6'1")

With radiator, carpet flooring, stairs to the first floor and doors leading off into -

Cloakroom

1.55 x 0.91 (5'1" x 2'11")

With side aspect double glazed window, low level WC, and vanity unit with wash hand basin.

Living Room

4.47 x 3.68 (14'7" x 12'0")

With two front aspect double glazed windows, feature fireplace with an electric fire inset, television aerial, and carpet flooring.



Dining Room

2.63 x 3.05 (8'7" x 10'0")

With double glazed French doors leading out to the enclosed garden, radiator, carpet flooring and a contemporary opening leading into the living room.



Kitchen

2.62 x 3.24 (8'7" x 10'7")

With rear aspect double glazed windows, a range of base and eye level units with worktop over, stainless steel sink with mixer tap and drainer, a range of integrated appliances such as fridge, freezer, and dishwasher, and extractor hood, four ring gas hob, void and plumbing for appliance, radiator, and a part glazed door leading out to the rear enclosed garden.



First Floor Landing

1.96 x 4.55 (6'5" x 14'11")

The first floor landing has a straight staircase rising to the second floor accommodation, panelled radiator, double glazed windows to dual aspects and built in airing cupboard. Doors lead into bedroom two, bedroom three and bathroom.

Second Bedroom

3.83 x 3.27 (12'6" x 10'8")

With two radiators and two double glazed sash windows to the rear aspect.



Third Bedroom

3.77 x 3.08 (12'4" x 10'1")

With a television point, double built in wardrobes, two radiators and two double glazed sash windows to the front aspect.



Bathroom

2.44 x 1.79 (8'0" x 5'10")

The bathroom has a white four piece suite comprising of: a wash hand basin, panel enclosed bath, corner walk in shower unit, low level WC, tiling to walls and flooring, spotlights, extractor fan and a double glazed window to rear aspect.



Second Floor Landing

The second floor landing has a double glazed window to side aspect, built-in storage cupboard housing a "Worcester" gas boiler and a door leading into the Primary bedroom.

Primary Bedroom

5.27 x 4.54 (17'3" x 14'10")

(Measurements are maximum) (Minimum measurements are 10'11" x 14'8")

The primary bedroom has built in eaves storage, television aerial, radiator and double glazed windows to dual aspects. A door also leads into:



En Suite

1.72 x 2.31 (5'7" x 7'6")

The en suite shower room has a three piece suite comprising of: a wash hand basin built into vanity unit, low level W.C., walk in shower cubicle, spotlights, a heated towel rail, shaver point and a double glazed sash window to the front aspect.



Front Aspect

To the front of the property there is a tarmac driveway which provides off road parking for family vehicles, shrub borders and a gate which leads to the rear garden.

Rear Aspect

The rear garden is a landscaped low maintenance garden with paved patio entertainment areas, shrub borders and a garden shed spanning the length of the property.

COUNCIL TAX

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

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.