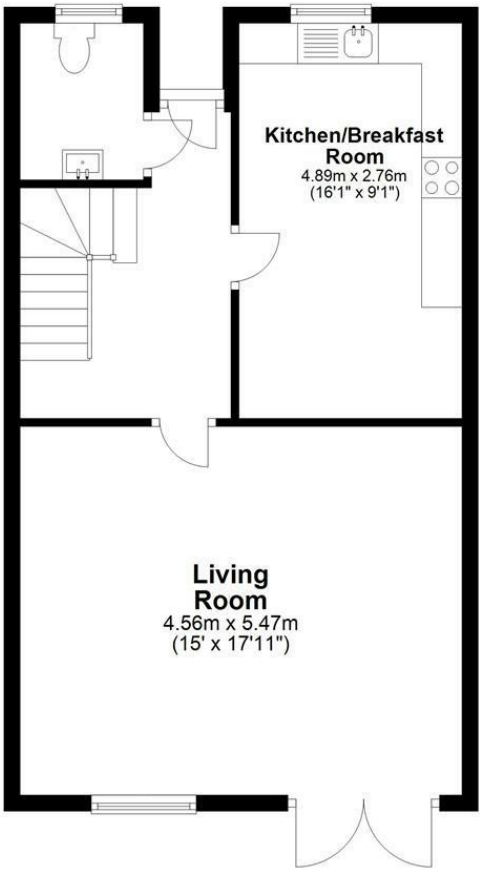
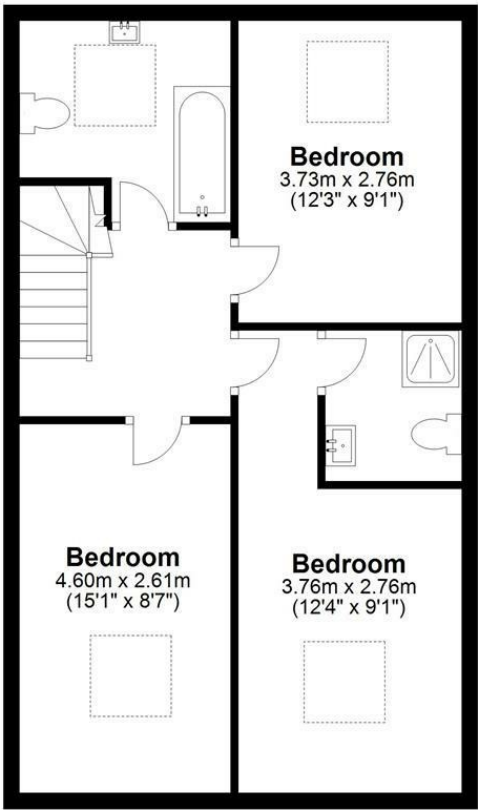


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor



First Floor



Total area: approx. 103.5 sq. metres (1114.4 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.

1 The Maltings, **



Artist's Impression

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		
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		



Artist's Impression



1 The Maltings, Salop Road, Oswestry, SY11 2RQ
Offers in the region of £269,950

Woodhead Sales and Lettings are pleased to present this brand new end-of-terrace house, completed in 2025. This property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a spacious home in a highly desirable location.

Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the ground floor. The property boasts three generously sized bedrooms, each offering a tranquil retreat for rest. With two contemporary bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this home is the convenient parking for two vehicles, a rare find in many urban settings. also included are Solar panels and wiring for EV charging. The absence of an onward chain simplifies the buying process, allowing for a smooth and efficient transition into your new home.



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 Hallway
4.374 x 1.709 (14'4" x 5'7")
Enter this property through a New UPVC door and under stairs storage cupboards

Guest Cloakroom
1.808 x 2.244 (5'11" x 7'4")
Front aspect frosted UPVC window, low level WC, hand basin



Lounge/ Dining room
5.485 x 4.837 (17'11" x 15'10")
Rear aspect new UPVC windows and patio doors, overlooking garden.



Kitchen
2.807 x 5.180 (9'2" x 16'11")
Front aspect windows, range of eye and base units, 1.5 stainless steel sink unit with mixer tap, integral dishwasher and fridge freezer, oven and hob, Navien boiler, single panel radiator with thermostatic valve



Stairs leading to-
Principal Bedroom
2.729 x 5.836 (8'11" x 19'1")
Rear aspect new UPVC windows.



En suite
1.716 x 3.766 (5'7" x 12'4")
Low level WC, hand basin, heated towel rail and shower cubicle



Bedroom 2
4.164 x 2.666 (13'7" x 8'8")
Rear aspect new UPVC windows, single panel radiator with thermostatic valve



Bedroom 3
2.725 x 3.724 (8'11" x 12'2")
Rear aspect window, single panel radiator with thermostatic valve

Family Bathroom
2.467 x 2.704 (8'1" x 8'10")
Side aspect UPVC new windows



Front
The property is approached via a new boundary low wall and front path



Rear Garden
Lawn area and access to the allocated parking spaces and communal courtyard



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

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.

COUNCIL TAX
The council tax band for the property is unknown presently as is a new build and as yet to be confirmed 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.

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 .

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.

HOURS OF BUSINESS
Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.