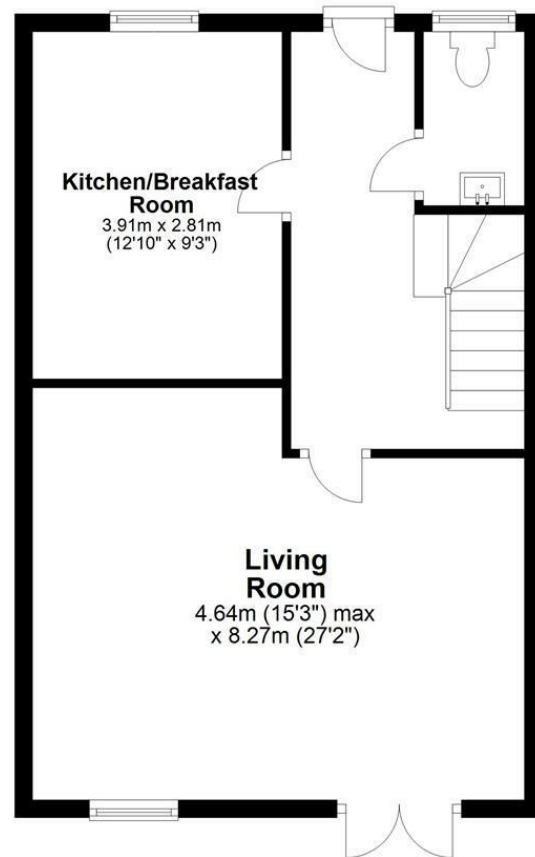
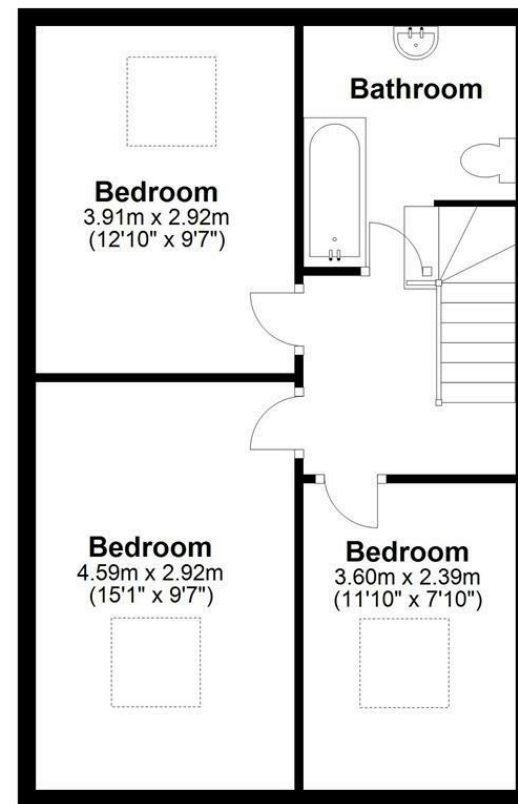


Ground Floor



First Floor



Total area: approx. 107.4 sq. metres (1156.1 sq. feet)

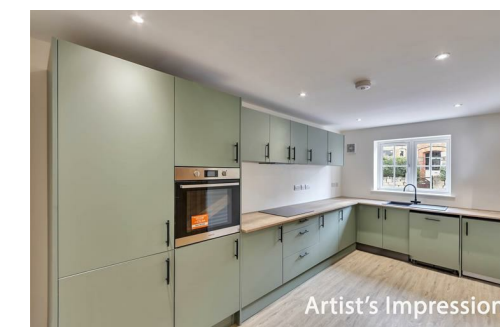
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

2 The Maltings, **



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	



2, The Maltings Salop Road, Oswestry, SY11 2RQ

Offers in the region of £255,000

Woodhead Sales and Lettings are proud to present this brand new house in The Maltings on Salop Road, Oswestry. This newly built terraced house offers a perfect blend of modern living and convenience. This property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-designed layout includes three comfortable bedrooms, ideal for families or those seeking extra space for guests or a home office.

The property features a contemporary bathroom, designed with modern fixtures and finishes, ensuring a comfortable and stylish experience. As a new build, it benefits from the latest construction standards, solar panels and wiring for EV charging, offering energy efficiency and low maintenance, making it an excellent choice for first-time buyers or those looking to downsize.

One of the standout features of this home is the parking provision for two vehicles, a rare find in urban settings, ensuring convenience for you and your guests. Additionally, the property is offered with no onward chain, allowing for a smooth and swift transaction.

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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
5.246 x 1.928 (17'2" x 6'3")

Enter this property through a New UPVC door, under stairs storage cupboards

Guest Cloakroom
1.206 x 2.241 (3'11" x 7'4")

Front aspect frosted UPVC window, low level WC, hand basin, single panel radiator with thermostatic valve



Lounge/Dining room
5.539 x 4.879 (18'2" x 16'0")

Rear aspect new UPVC windows, patio doors into garden



Kitchen
4.182 x 2.801 (13'8" x 9'2")

Front aspect windows, range of eye and base units, sink unit, integral washing machine, oven, hob, fridge freezer, stainless steel sink unit with mixer tap



Stairs leading to-

Principal Bedroom
4.604 x 2.812 (15'1" x 9'2")

Rear aspect new UPVC windows, single panel radiator with thermostatic valve.



Bedroom 2
3.948 x 2.720 (12'11" x 8'11")

Front aspect new UPVC windows, single panel radiator with thermostatic valve



Bedroom 3
2.817 x 3.599 (9'2" x 11'9")

Rear aspect window, single panel radiator with thermostatic valve

Family Bathroom
2.580 x 2.716 (8'5" x 8'10")

Front aspect UPVC new windows, low level WC, hand basin, heated towel rail



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.