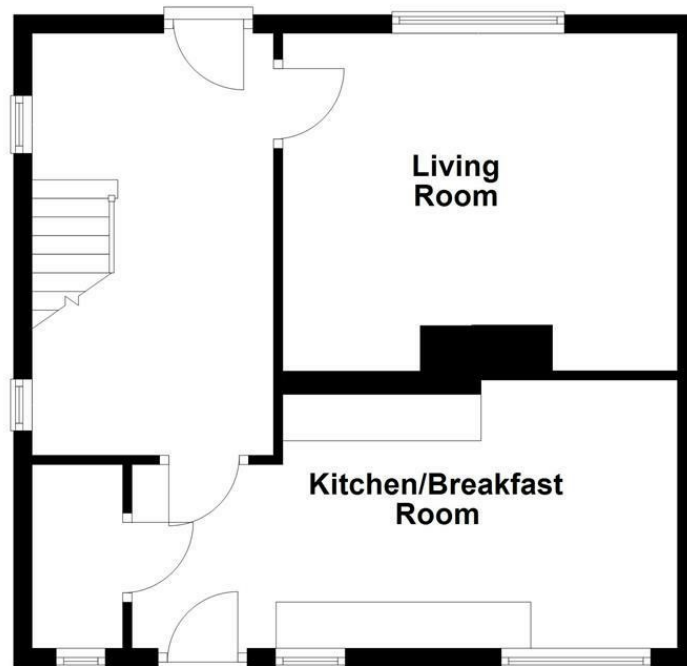
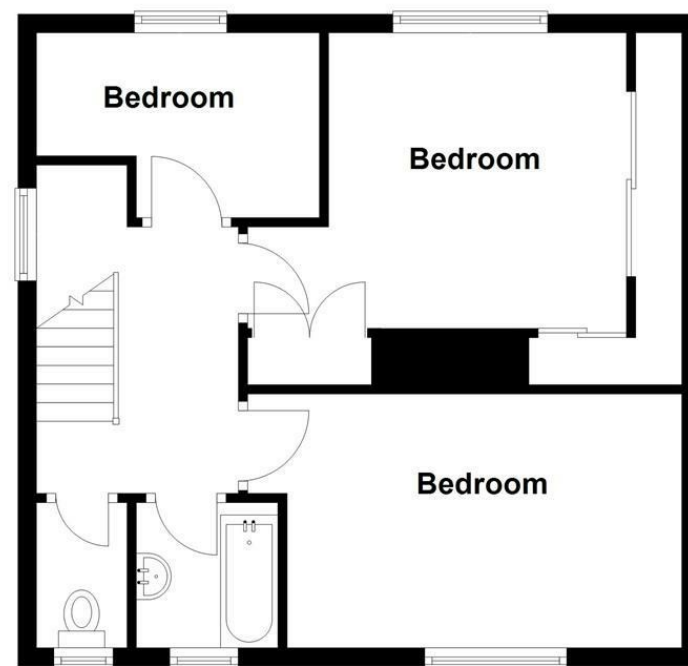


Ground Floor



First Floor





Total area: approx. 93.1 sq. metres (1002.4 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.

3 Victoria Cres KAD, *



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	



3 Victoria Crescent, Oswestry, SY11 2RW

Offers in the region of £229,950

No onward chain. Woodhead Sales and Lettings are delighted to present this three bedroom semi to the market. Benefitting from: Gas central heating, Kitchen/Diner, reception room, three bedrooms, single garage and generous size wrap around garden. Viewings highly recommended to appreciate the sought after location and accommodation

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
1.969 x 4.951 (6'5" x 16'2")
Enter through a 1/2 glazed UPVC door, fitted carpet, double radiator and under stairs storage area

Kitchen / Diner
3.114 x 5.874 (10'2" x 19'3")
Rear aspect UPVC windows, sink unit with mixer tap, range of eye and base units, gas hob, oven, walk in larder with boiler, quarry tiles and space for dishwasher/washing machine



Lounge
4.873 x 3.879 (15'11" x 12'8")
Front aspect windows, fireplace, fitted carpet, single panel radiator with thermostatic valve and wall lights



Landing
loft hatch and side aspect window

Family Bathroom
2.186 x 1.757 (7'2" x 5'9")
Rear aspect frosted window, hand basin, double radiator, lino flooring with bath with shower over



Bedroom 1
3.306 x 3.378 (10'10" x 11'0")
Front aspect windows, new carpet, single panel radiator with thermostatic valve and 3 built in wardrobes,



Bedroom 2
3.124 x 4.490 (10'2" x 14'8")
Rear aspect windows, new carpet and single panel radiator with thermostatic valve



Bedroom3
2.226 x 3.043 (7'3" x 9'11")
Side aspect windows, new carpet, single panel radiator with thermostatic valve,



Garage
Single allocated garage in block

Garden and outbuildings
Wrap around generous gardens, brick outbuilding with power and water



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 'B' 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.