



104 Willow St LB, *

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E	54	
(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	



104 Willow Street, Oswestry, SY11 1AL
Offers in the region of £215,000

Woodhead Sales and Lettings are delighted to present this delightful end-terrace house on Willow Street. This spacious family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking for one vehicle, a valuable asset in this bustling area.

Situated in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are a first-time buyer or looking to invest, this property on Willow Street presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this charming house your new home. NO ONWARD CHAIN

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

 The Property
Ombudsman

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Entrance Hall

4.739 x 1.602 (15'6" x 5'3")

Enter the property via a UPVC door, single panel radiator with thermostatic valve and tiled floor

Lounge / Diner

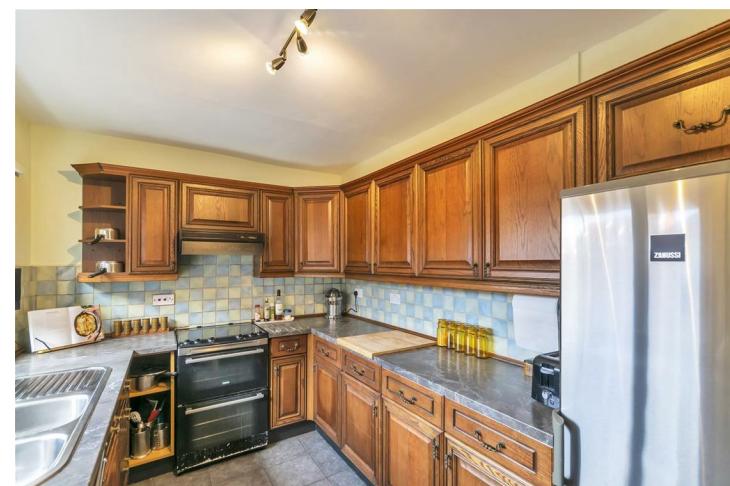
4.128 x 7.731 (13'6" x 25'4")

Front aspect windows and rear aspect Patio doors, electric fire, 2 double radiators with thermostatic valves, fitted carpet



Kitchen

Side aspect UPVC 1/2 glazed door and windows, tiled floor, range of eye and base units, under stairs walk in cupboard, double panel radiator with thermostatic valve, double stainless steel sink unit with mixer tap, space for oven, fridge and freezer and washing machine



Landing

Fitted carpet to stairs and landing, loft hatch and guest cloakroom

Principal Bedroom

4.678 x 3.956 (15'4" x 12'11")

Front aspect windows, built in wardrobes, fitted carpet



Bedroom 2

3.267 x 3.807 (10'8" x 12'5")

Rear aspect windows, fitted carpet, single panel radiator and built in airing cupboard with 2 yr old Worcester boiler



Bedroom 3

2.440 x 2.680 (8'0" x 8'9")

Rear aspect windows, single panel radiator with thermostatic valve, fitted carpet



Family Bathroom

1.675 x 1.693 (5'5" x 5'6")

Side aspect frosted windows, tiled walls, walk in shower cubicle, hand basin, low level WC and heated towel rail



Guest cloakroom

Low level WC and hand basin

Courtyard Garden

Low maintenance slabs and boarders, wooden sheds, side access



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.