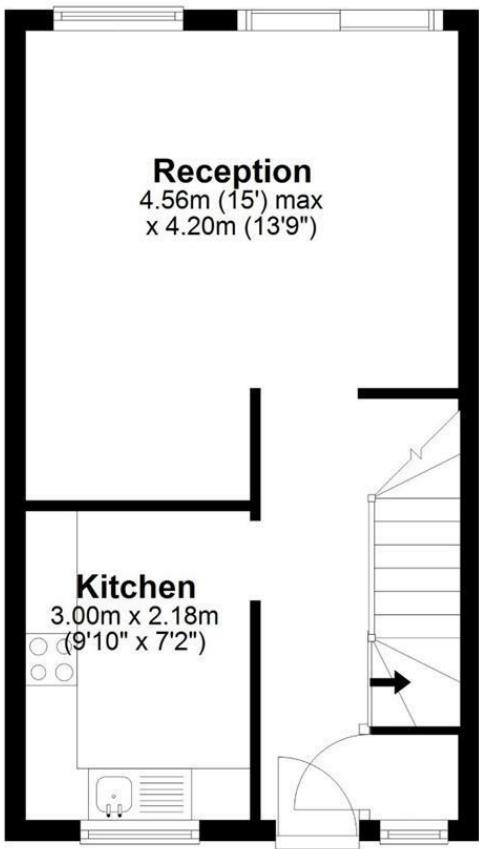


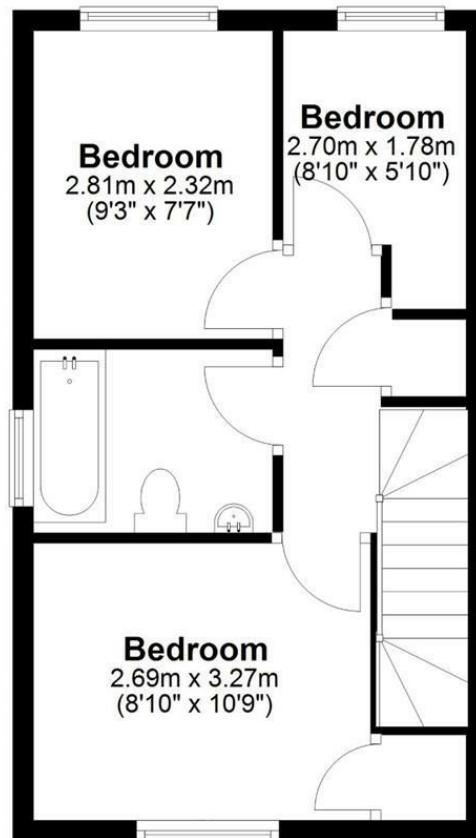
Ground Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007

Plan produced using PlanUp.

5 Martins Field, *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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	

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Entrance Hallway

0.96 x 4.10 (3'1" x 13'5")

Access is gained through a half-glazed UPVC front door leading into a welcoming hallway featuring wood-effect flooring and a radiator. The hall provides access to the staircase on the right hand side, kitchen on the left and sitting room straight ahead in addition to storage area for washing machine and tumble dryer, and under-stair storage fitted with coat hooks.

Kitchen

2.99 x 2.18 (9'9" x 7'1")

Located to the left of the hallway, the kitchen is finished with floor tiles and a range of work surfaces, drawers, and eye-level storage cupboards. It includes a ceramic sink, integrated dishwasher, oven, hob, and extractor fan.



Living/ Dining Room

4.16 x 4.58 (13'7" x 15'0")

This spacious reception room spans the rear of the property, offering a bright and airy living space. It features a radiator, several power points, and rear-aspect windows. Double patio doors provide direct access to the garden, perfect for indoor-outdoor living.



Landing

2.81 x 1.03 (9'2" x 3'4")

Stairs lead to the first-floor landing, which provides access to the loft via a hatch and houses the airing cupboard.

Bedroom 1

2.70 x 2.90 (8'10" x 9'6")

Situated at the front of the property, this room features a front-aspect window and benefits from a fitted wardrobe.



Bedroom 2

2.24 x 2.85 (7'4" x 9'4")

A comfortable room with a radiator and rear-aspect window overlooking the garden.



Bedroom 3

1.81 x 2.76 (5'11" x 9'0")

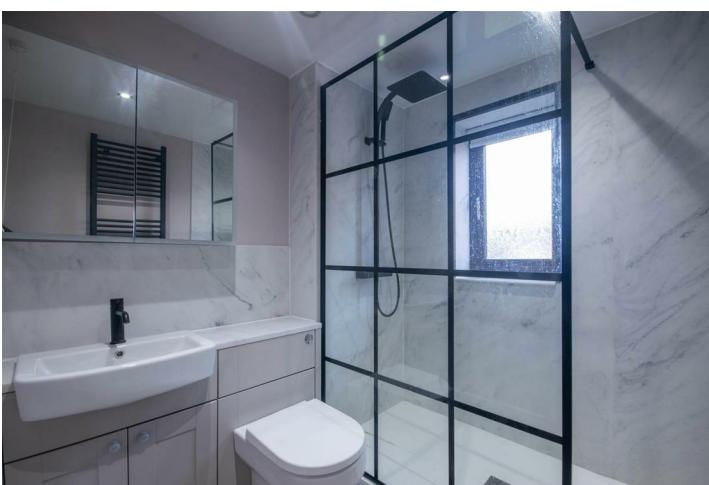
An L-shaped room with a radiator and views over the garden to the rear.



Family Bathroom

2.05 x 1.94 (6'8" x 6'4")

The modern suite comprises a WC, wash basin, a walk-in shower, and a heated towel rail.



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: oil 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 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.