



WOODHEAD
OSWESTRY SALES & LETTINGS



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	69
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
43	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	69
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
43	
England & Wales	
EU Directive 2002/91/EC	



Lawn Cottage , Oswestry, SY10 8AB

Price guide £575,000

WOODHEAD'S are pleased to bring to the sales market this STUNNING FOUR BEDROOM DETACHED CHARACTER PROPERTY being IMMACULATELY PRESENTED and set within sizeable gardens and BEAUTIFUL VIEWS. In brief the accommodation affords; Entrance hall with cloakroom off, living room, lounge, garden room, kitchen and utility. To the first floor are FOUR BEDROOMS one being en-suite and bathroom. Externally the property offers sizeable lawn gardens to the rear and ample parking area to the front with double car port.

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



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LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

DIRECTIONS

Head out of Oswestry on the A483 towards Welshpool, pass the Sweeney Hall on the left hand side, take the next left towards 'Morton' at the gate house, after approximately 150 yards there will be a lane on the left hand side by a telegraph pole, take this lane and the property will be seen on the right.

PORCH

With double doors opening from the driveway, slate flooring, windows to both sides and wall light. Wooden door into;

ENTRANCE HALL

3.68m x 2.57m (12'01 x 8'05)

spacious hallway with doors off to downstairs accommodation, ceiling light, radiator and telephone point.

CLOAKROOM

3.68m x 1.47m (12'01 x 4'10)

Fitted with low level WC, pedestal wash hand basin, uPVC window to the front elevation, ceiling light, radiator and hanging space.

LIVING ROOM

6.30m x 0.30m (20'08 x 14)

Measurements into the bay.

A beautiful room with bay window overlooking the rear gardens, multi fuel burner, ceiling light, radiator, TV point and double doors into the garden room.



SITTING ROOM

5.54m x 4.29m (18'02 x 14'01)

With inset multi fuel burner, beam to ceilings, wooden flooring with underfloor heating, ceiling light, TV point, understairs storage cupboard, stairs rising to the first floor and arch into;



GARDEN ROOM

5.46m x 4.29m (17'11 x 14'01)

A light and airy room with bi-fold doors opening onto the rear patio area and windows to the sides, continuation of wooden flooring with underfloor heating, spotlighting, and opening into;



KITCHEN

8.23m x 2.49m (27 x 8'02)

A beautiful fitted kitchen with bespoke handmade solid wood units with Oak doors and Granite work surfaces over, inset sink with mixer tap and drainer, part beamed to ceiling, void for dish washer, fridge freezer and oven. Continuation of wood flooring, door into a pantry offering shelving and storage space, bay window with sitting area overlooking the rear gardens, spotlighting and ceiling light. uPVC window to front and side elevations and door into;



UTILITY AREA

Work surface with inset sink and mixer tap, void for washing machine and tumble dryer below, ceiling light and door to the rear garden.

FIRST FLOOR

LANDING

With split level landing and two staircases, two uPVC windows to the front elevation, ceiling light and doors off to;

BEDROOM ONE

5.99m x 3.63m (19'08 x 11'11)

Double room with fitted wardrobes to one side, ceiling light, radiator and double glazed window to the rear elevation with views over the garden and open fields.



EN-SUITE

2.90m x 1.35m (9'06 x 4'05)

Fitted with an enclosed shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, ceiling light and double glazed window to the side.

BEDROOM TWO

3.63m x 3.33m (11'11 x 10'11)

Double room with double glazed window to the front elevation with views towards the surrounding fields, radiator and ceiling light.

BEDROOM THREE

3.51m x 3.05m (11'06 x 10)

Double room with uPVC window to the rear elevation, radiator and ceiling light.

BEDROOM FOUR

4.32m x 3.38m (14'02 x 11'01)

Double room with uPVC window to the front and side elevations, radiator, ceiling light and loft hatch.



BATHROOM

2.01m x 1.73m (6'07 x 5'08)

Modern suite comprising tiled bath with shower attachments to taps, wash hand basin, low level WC, tiled walls, extractor fan, ceiling light, radiator and uPVC window to the rear.

EXTERNAL

FRONT

To the front of the property is accessed through wooden gates offering turning point and gravelled parking area, and 'Carriage House' - which is timber framed with external cladding.

REAR

A beautiful garden mainly laid to lawn with patio sitting area, raised decking, hedging and tree borders, raised flower beds, garden shed and gated access to the front.



SERVICES

We have been informed by the seller that the property benefits from mains water, domestic water treatment plant, solar panel and pellet fed boiler central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

TENURE

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

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

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.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

HOURS OF BUSINESS

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

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.