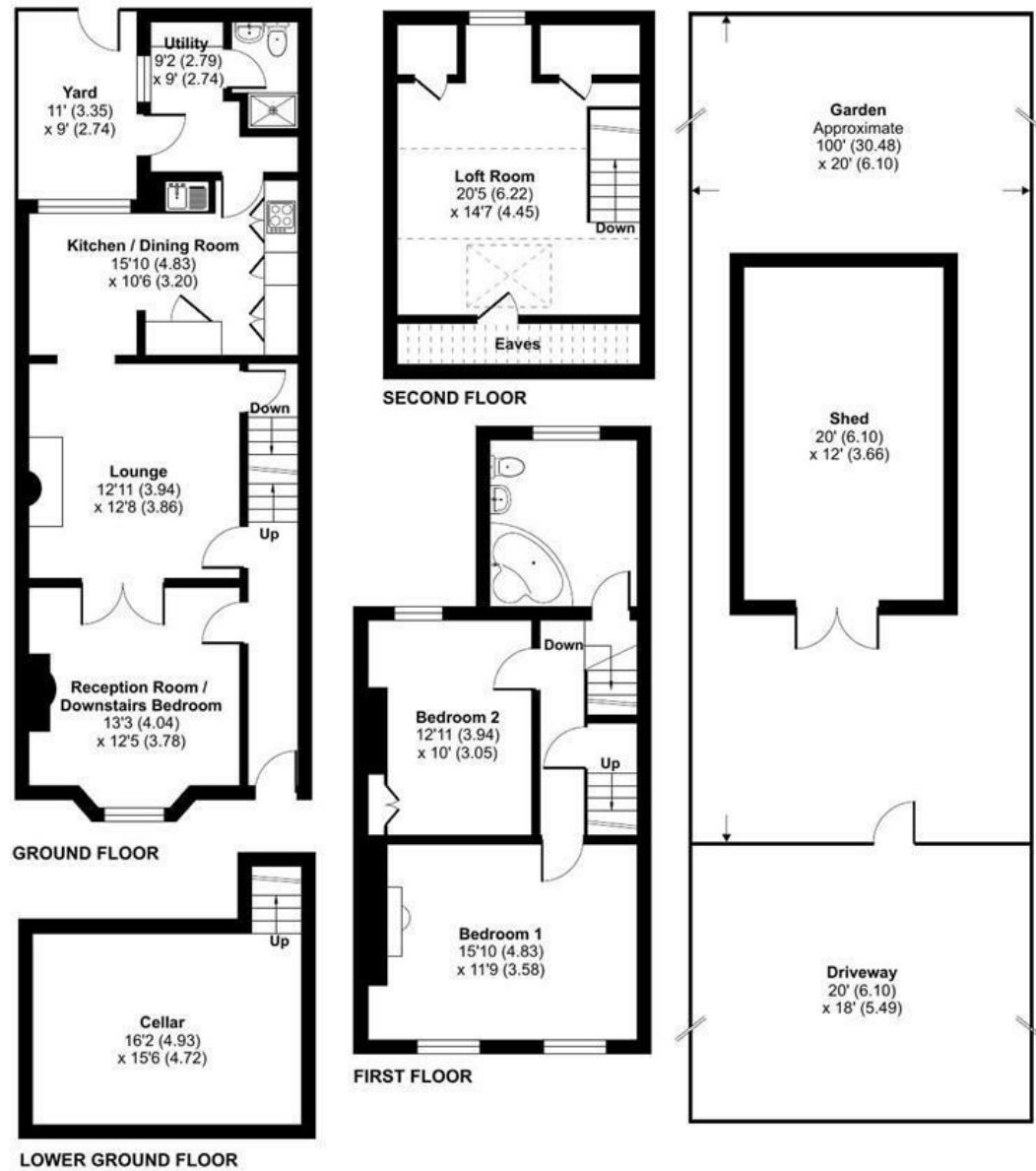


Beatrice Street, Oswestry, SY11

Approximate Area = 1441 sq ft / 133.8 sq m
 Limited Use Area(s) = 220 sq ft / 20.4 sq m
 Outbuilding = 240 sq ft / 22.2 sq m
 Total = 1901 sq ft / 176.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Daniel James Residential. REF: 1015199

Energy Efficiency Rating	
Current	Potential
	83
58	

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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



2 Llwyn Terrace Beatrice Street, Oswestry, SY11 1HR

Offers in the region of £279,950

CHAIN FREE - Woodheads are delighted to bring to the market this spacious 2/3 bedroom Terraced House within walking distance of Oswestry town centre. Arranged over three floors the property comprises Two Reception Rooms, Kitchen/Dining Room, Utility Room, Downstairs Shower Room, a Family bathroom, a Loft Room and Cellar. 100ft Rear Garden and Parking for two cars. Viewing is highly recommended to appreciate the property's location, accommodation and presentation.

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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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.

Entrance

The property is accessed via a wooden front door into the Hallway.

Hallway

4.58m x 1.92m (15'0" x 6'3")

High out put radiator, pendant light and carpet runner.

Doors to:

Reception Room Two

4.09m x 3.94m (13'5" x 12'11")

Front aspect wooden double glazed window, high out put radiator with thermostatic valve, carpet to the flooring and electric fire with wooden and tiled surround. TV point.

Reception Room One

4.52m x 3.92m (14'9" x 12'10")

The main feature of this room is the log burner built within a part brick and part wooden recessed fireplace and exposed joists to the ceiling. High out put radiator with thermostatic valve, pendant lighting and carpeted throughout. TV Point.

'Secret Door' into:

Cellar

4.86m x 4.46m (15'11" x 14'7")

This additional space offers lots of potential uses, accessed via stone steps into the room with power and electricity laid on. Double doors into:

Kitchen/Dining Room

4.84m x 3.25m (15'10" x 10'7")

The kitchen comprises a range of base units with stainless steel sink and drainer with mixer tap over, 'Neff' Cooker with induction hob and extractor hood over. Two velux ceiling windows to the dining area and tiled flooring throughout. Breakfast/hatch through to Reception Room One.

Utility Room

2.76m x 2.80m (9'0" x 9'2")

Space and plumbing for fridge freezer, washing machine and dryer. Boiler, strip light to the ceiling and rear aspect double glazed wood effect uPVC door and window. Tiled floor.

Downstairs Shower Room

1.023m x 1.96m (3'4" x 6'5")

The bathroom comprises 'Swan Neck' WC, a pedestal wash hand basin and a shower cubical. Tiled walls and floor.

Stairs to the first floor landing with storage cupboard.

Bedroom One

3.58m x 3.62m (11'8" x 11'10")

Front aspect wooden double glazed windows, wooden flooring and pedant lighting to the ceiling. TV point and marble effect fireplace.



Bedroom Two

3.98m x 3.08m (13'0" x 10'1")

Rear aspect wooden double glazed window, cupboard, carpeted throughout and pedant light to the ceiling. TV point.

Family Bathroom

2.54m x 3.57m (8'3" x 11'8")

Fully fitted bathroom with low level WC, wall mounted basin and large corner bath with waterfall taps, tiled walls and flooring. Wet room shower with rainfall shower head.

Stairs to Loft Room.

Loft Room

4.36m x 6.09m (14'3" x 19'11")

Front aspect Velux window and rear aspect wooden double glazed window. Storage within the eaves of the room and carpet to the flooring. Light and power laid on. TV Point.

Externally

The property benefits from an approximately 100ft gated rear garden with plenty of space for vegetable/flower beds, greenhouse, a metal shed and two seating areas, one of which is raised. To the front of the property is a low maintenance area with a shared pathway. Parking for two cars.

Council Tax

The council tax band for the property is 'B' and the local authority is Shropshire Council.

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 and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

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 Buisness

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.