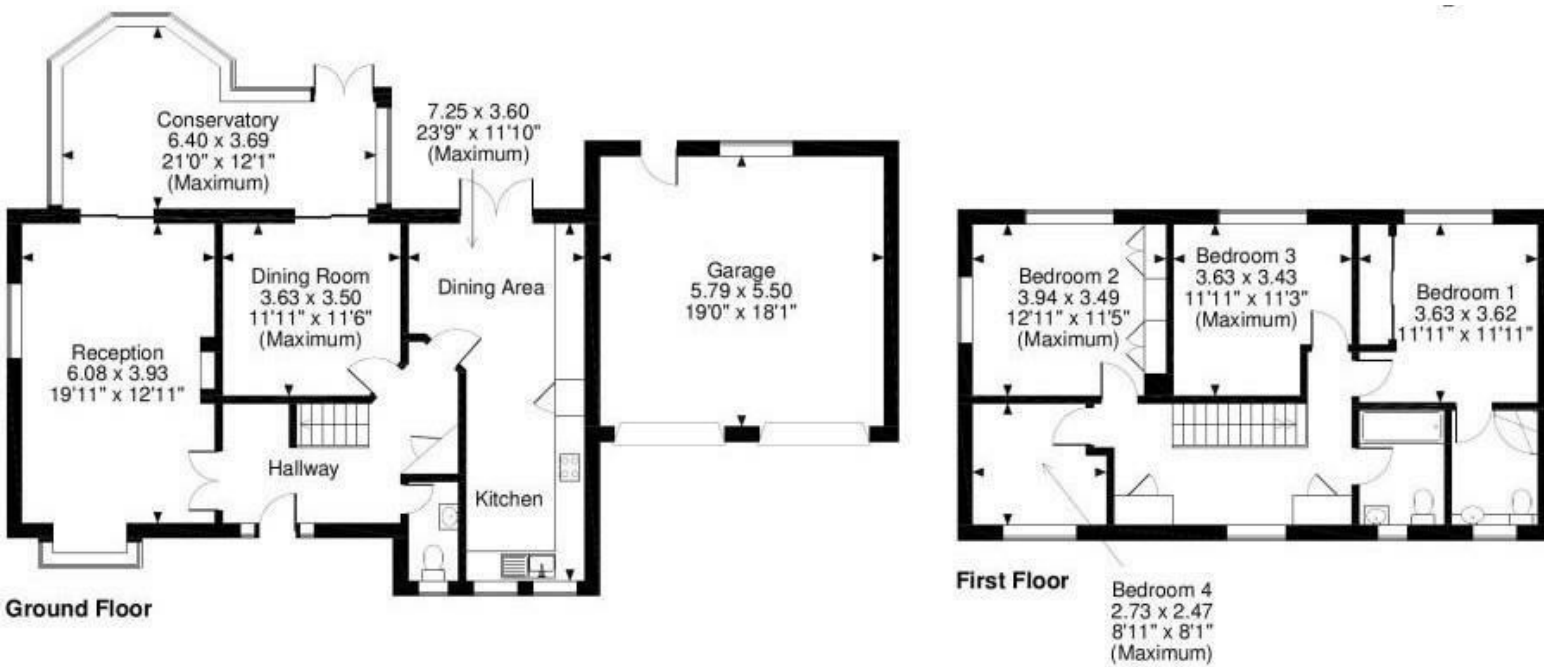




WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

3 Milloon Gardens, Oswestry, SY11 4EW Price guide £399,995

WOODHEAD'S are pleased to bring to the sales market this FOUR BEDROOM DETACHED FAMILY HOME, set within a CUL-DE-SAC LOCATION in the desirable village of West Felton and being UPGRADED AND MODERNISED by the current owners. In brief this property comprises; Entrance hall with cloakroom off, Living room, dining room, kitchen/breakfast room and conservatory. To the first floor are FOUR BEDROOMS a FAMILY BATHROOM AND EN-SUITE. Externally, being tucked away there is front and rear gardens, DOUBLE GARAGE AND DRIVEWAY FOR PARKING.

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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DIRECTIONS

From our office in Leg Street take the B4579 along Beatrice Street and turn right onto the B4580 towards Whittington. At the roundabout take the third exit onto the A5. Follow the A5 and take the first exit at the second roundabout, signposted Shrewsbury. Turn left at B5009 to West Felton continue through the village and over the mini roundabout, as you are leaving the village there is a cul-de-sac on the left called ' Pradoe View ', Milloon gardens is a left hand lane on the right, opposite the last house of Pradoe view. Turn down the lane and number 3 is the last property on the left.

LOCATION

The popular rural village of West Felton has a village shop, public house and community centre. The village is very active with the local Women's Institute and the Royal British Legion along with other social organisations. There is also a pre-school, a primary school and nearby links to secondary schools in Oswestry and Baschurch. The village is ideally located for access to both Oswestry and Shrewsbury offering road links to Wrexham, Welshpool and Chester. Both nearby Gobowen and Shrewsbury have rail links to Chester, Birmingham, London and North Wales.

ENTRANCE

Built in porch with front door with glass panelled to both sides.

ENTRANCE HALL

Warm entrance with wooden flooring, ceiling light, radiator, stairs rising to the first floor, and doors off to;

CLOAKROOM

With low level WC, wash hand basin, ceiling light and window to the front elevation.

LIVING ROOM

6.07m x 3.94m (19'11 x 12'11)

A beautiful room with double aspect windows to the front and rear, and sliding doors into the conservatory. Fire surround with inset log burner, wooden flooring, ceiling light and radiator.



KITCHEN/ BREAKFAST ROOM

7.24m x 3.61m (max) (23'9 x 11'10 (max))

A newly fitted kitchen with a range of wall and base units with work surfaces over, integrated dishwasher and fridge/ freezer, 'Range' cooker with extractor hood over, tiled flooring, part tiled walls, ceiling light, radiator and double doors opening onto the rear patio.



DINING ROOM

3.63m x 3.51m (max) (11'11 x 11'6 (max))

With wood flooring, ceiling light, radiator, and sliding door into the conservatory.



CONSERVATORY

6.40m x 3.68m (max) (21'0 x 12'1 (max))

Beautiful room with windows towards the rear garden, sliding doors into the dining room and living room, tiled flooring, part exposed brick wall, and radiator .

FIRST FLOOR

LANDING

With window to the front elevation, built in storage cupboards, ceiling light and radiator. Doors off to;

BEDROOM ONE

3.63m x 3.63m (11'11 x 11'11)

With window to the rear elevation, fitted wardrobes, ceiling light and radiator.



EN-SUITE

BEDROOM TWO

3.94m x 3.48m (max) (12'11 x 11'5 (max))

With window to the rear and side elevation, ceiling light and radiator.



BEDROOM THREE

3.63m x 3.35m (max) (11'11 x 11'13 (max))

With window to the rear elevation, ceiling light and radiator.

BEDROOM FOUR

2.72m x 2.46m (max) (8'11 x 8'1 (max))

With window to the front elevation, ceiling light and radiator.

BATHROOM

EXTERNAL

FRONT

An area laid to lawn with shrubbery, pathway leading from the front and around the side with gated access to the rear.

REAR

Beautiful garden mainly laid to lawn with patio entertainment area, hedging and shrubbery, garden shed and access to the front of the property.



GARAGE

5.79m x 5.51m (19'0 x 18'1)

With up and over door onto the driveway, power and lighting.

CLAUSES

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

FIXTURES AND FITTINGS

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

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.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

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.

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

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.

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 .