

Halls 1845



FOR SALE

£825

3, Wootton Cottages Queens Head, Oswestry, SY11 4LJ

A well-presented two-bedroom mid-terrace home offering modern comfort, energy-efficient features, and a generous garden. Situated in a popular village location, this property is perfect for couples or small families seeking a well-connected home with a rural feel.





- Two double bedrooms
- Log burner in living room
- Large lawned garden
- Solar panels & heat pump for improved energy efficiency
- UPVC double glazing
- Popular village location with good transport links

DESCRIPTION

3 Wootton Cottages is a well-presented two-bedroom mid-terrace home offering a comfortable blend of traditional charm and modern efficiency. The accommodation includes a bright living room with a feature log burner, perfect for cosy evenings. The modern kitchen/diner is fitted with a range of units, an electric hob and oven, and has space for appliances, with a door opening directly to the garden. Upstairs are two generously sized double bedrooms, both neutrally decorated, along with a family bathroom comprising a bath with shower over, WC, and wash basin. The property benefits from UPVC double glazing, solar panels, and a heat pump, helping to keep running costs low.

OUTSIDE

To the rear, a large lawned garden provides a fantastic outdoor space for relaxing, entertaining, or gardening, with plenty of room for seating areas and planting. The property enjoys a pleasant outlook and benefits from a peaceful village location while remaining well-connected to nearby towns and amenities.

LOCATION

The property is located in the charming village of Wootton, just a short walk from the nearby canal and the popular Queens Head pub, offering picturesque waterside views and dining. The historic Whittington Castle is close by, along with the renowned Babbinswood Farmers Market, providing fresh local produce. For families, West Felton Primary School is within easy reach, while the village's position offers convenient access to Oswestry, Shrewsbury and the wider road network.

ACCOMMODATION

Accommodation briefly comprises:

Living Room – Bright reception room with a feature log burner.

Kitchen/Diner – Fitted with a range of modern units, electric hob and oven, and space for appliances, with access to the rear garden.

Bathroom – White suite with bath, shower over, WC, and wash basin.

Two Double Bedrooms – Spacious and neutrally decorated.

Bathroom –

COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



VIEWINGS

By appointment through the letting agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry.lettings@hallsgb.com

DEPOSIT

£875 To be held in the Deposit Protection Service.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.



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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		



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Oswestry Lettings

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