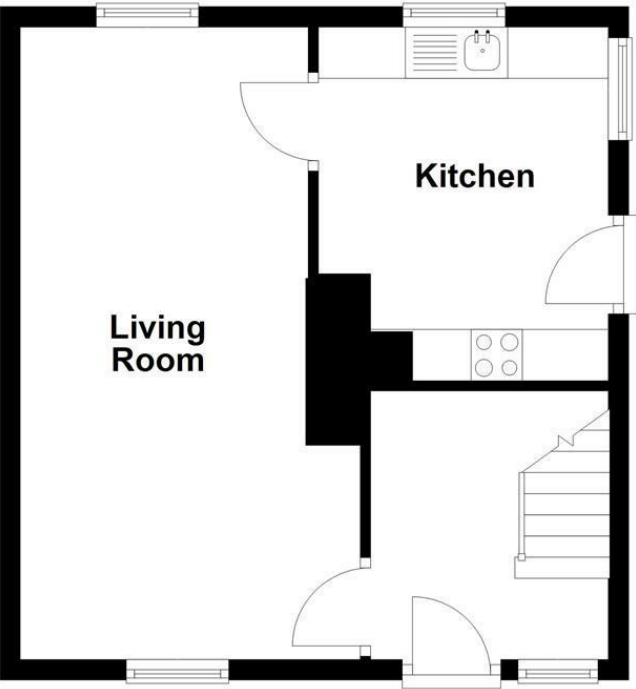
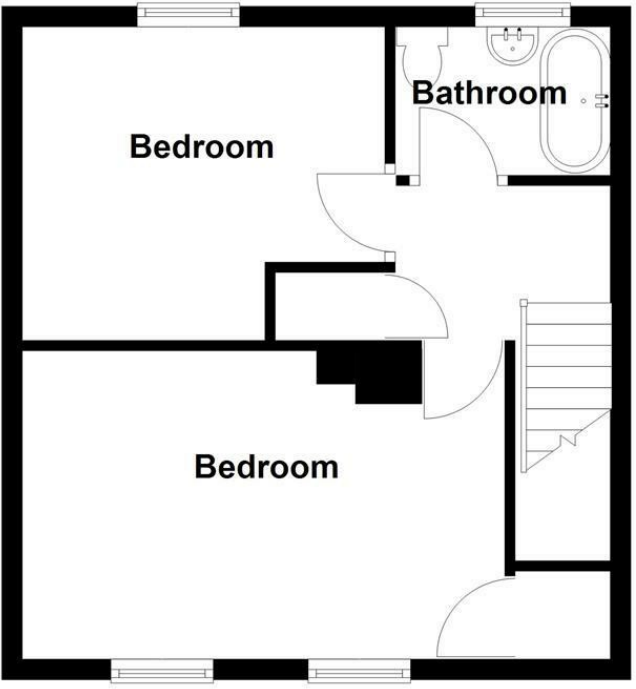


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

Ground Floor



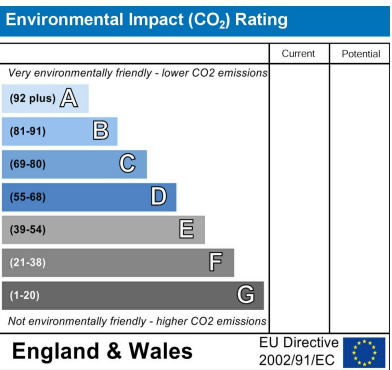
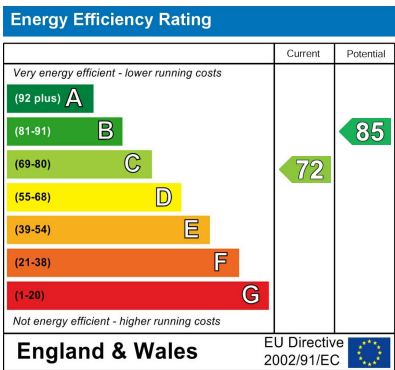
First Floor



Total area: approx. 74.0 sq. metres (796.2 sq. feet)

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.

**105 Hammonds Place**



**105 Hammonds Place, Oswestry, SY11 3PB**  
**Offers in the region of £175,000**

Woodhead Sales and Lettings are delighted to introduce this well presented property nestled in the charming area of Hammonds Place, Gobowen, Oswestry, this delightful two-bedroom house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer ample space, making them ideal for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in many homes today. This added convenience is sure to appeal to families or individuals with multiple cars.



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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**Entrance Hall**  
2.771 x 2.240 (9'1" x 7'4")  
1/2 glazed front door and weindow, wood flooring and double radaitor with thermostatic valve,

**Lounge**  
3.322 x 6.391 (10'10" x 20'11")  
Dual front and rear aspect windows, single panel radiator with thermostatic valve and fitted carpet



**Kitchen**  
2.872 x 3.504 (9'5" x 11'5")  
Range of eye and base units, wood flooring, oven and hob, extractor hood, stainless steel sink unit and mixer, side aspect 1/2 glazed door and rear aspect windows, space for fridge/freezer, dishwasher, washing machine and dryer



**Landing**  
Fitted carpet and airing cupboard. Loft ladder to boarded and carpeted loft.

**Bedroom 1**  
4.710 x 3.213 (15'5" x 10'6")  
Front aspect window, fitted carpet, single panel radiator with thermostatic valve. built in cupboard



**Bedroom 2**  
3.495 x 3.560 (11'5" x 11'8")  
Rear aspect windows, fitted carpet, single panel radiator with thermostatic valve



**Family Bathroom**  
2.042 x 1.916 (6'8" x 6'3")  
Rear aspect frosted windows, low level WC, hand basin, heated towel rail, 'P' shape bath, laminate wood flooring



**Front Garden**  
Enclosed gated garden with central front path leading to door, lawn and trees.



**Rear Garden**  
driveway for several vehicles, gated garden with wooden shed, brick built shed and decking



**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: gas 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 'A' 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.