



Total area: approx. 112.2 sq. metres (1208.2 sq. feet)

Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

95 Balmoral Cres KAD, \*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## 95 Balmoral Crescent, Oswestry, SY11 2XH Offers in the region of £259,950

Nestled in the charming area of Balmoral Crescent, Oswestry, this delightful semi-detached house offers a perfect blend of space and comfort for families or those seeking a generous living environment. With six well-proportioned bedrooms, this property provides ample room for relaxation and privacy, making it an ideal choice for larger families or those who enjoy hosting guests.

The house boasts two inviting reception rooms, perfect for entertaining or unwinding after a long day. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The two bathrooms ensure convenience for all residents, alleviating the morning rush and providing a private retreat for relaxation.

Outside, the property features parking for two vehicles, a valuable asset in today's busy world. The location in Oswestry offers a friendly community atmosphere, with local amenities, schools, and parks just a stone's throw away, making it an excellent choice for families.

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**Porch****1.54 x 2.11 (5'0" x 6'11")**

Part glazed front door, tiles floor, coat hooks and shoes racks, door leading to:

**Lounge****4.713 x 3.750 (15'5" x 12'3")**

Front bay window, fitted carpet and double radiator

**Bedroom 6/ Study****2.212 x 3.262 (7'3" x 10'8")**

Front aspect UPVC windows, wooden floor and single panel radiator with thermostatic valve

**Kitchen****4.627 x 3.101 (15'2" x 10'2")**

Rear aspect windows, stainless steel sink unit and mixer tap, tile flooring range of eye and base units, breakfast bar, space for oven, hob and dishwasher

**Dining Room/ Sun room****4.120 x 2.386 (13'6" x 7'9")**

Rear aspect patio doors and side aspect windows, single panel radiator

**Utility****2.471 x 2.632 (8'1" x 8'7")**

Rear aspect UPVC windows, worktop and eye level units, tiled floor, space for washing machine, dryer, fridge freezer

**Ground floor Bathroom****2.691 x 2.502 (8'9" x 8'2")**

Side aspect windows, tiled walls and floor, bath and shower over, hand basin, low level WC and heated towel rail

**Landing**

Access to first floor, loft hatch and airing cupboard

**Main Loft**

Insulated and partly boarded

**Second Loft****2.962 x 2.299 (9'8" x 7'6")**

Insulated, boxed and boarded, power and lighting

**Bedroom 1****2.757 x 3.018 (9'0" x 9'10")**

Rear aspect windows, fitted carpet, single panel radiator and fitted wardrobe

**Bedroom 2****2.253 x 3.370 (7'4" x 11'0")**

Front aspect windows, wooden floor and single panel radiator with thermostatic valve

**Bedroom 3****2.222 x 3.991 (7'3" x 13'1")**

Rear aspect L shaped room, single panel radiator with thermostatic valve and wooden floor

**Bedroom 4****2.340 x 2.063 (7'8" x 6'9")**

Front aspect windows, single panel radiator and wooden floor

**Bedroom 5****2.723 x 3.324 (8'11" x 10'10")**

Front aspect windows, single panel radiator and fitted carpet

**Family bathroom****1.798 x 1.886 (5'10" x 6'2")**

Rear aspect frosted windows, shower, low level WC and hand basin

**Rear Garden**

Side access, Patio, Lawn, Seating/Decking and double Shed/Office.

**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 'B' 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 &amp; 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.

**HOOURS OF BUSINESS**

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.