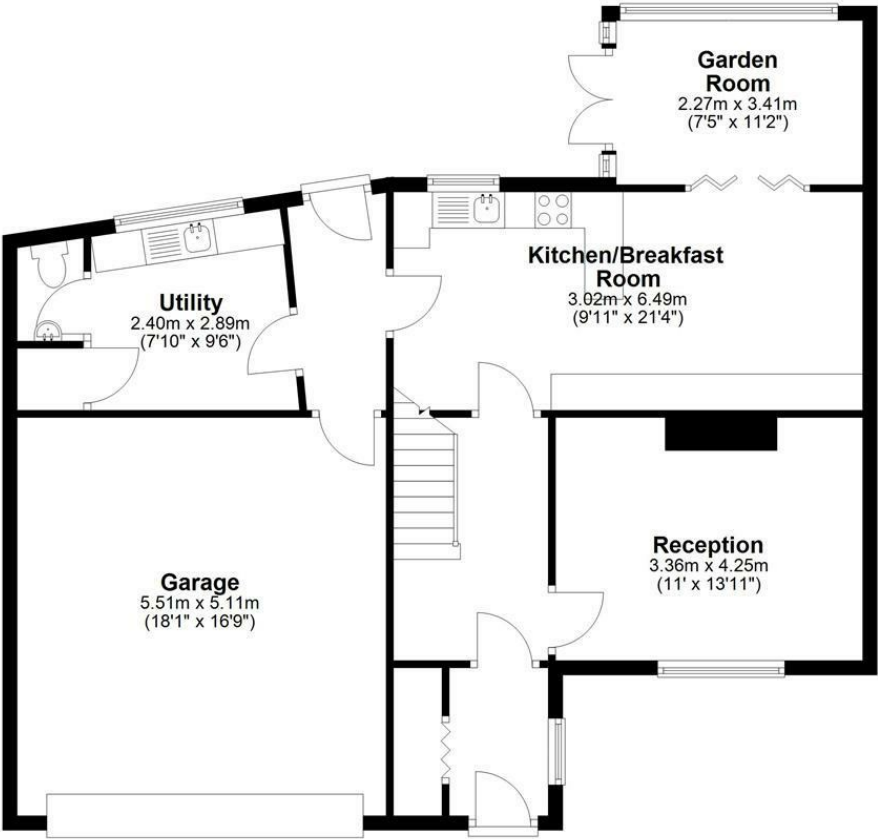
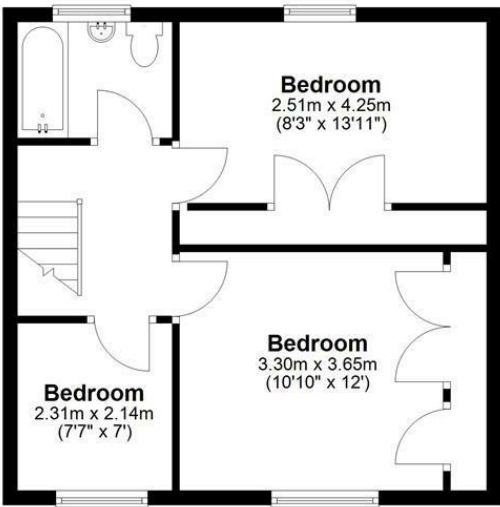


WOODHEAD
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Ground Floor



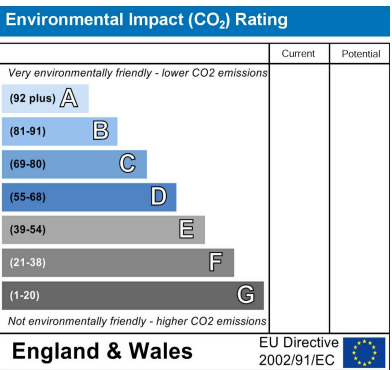
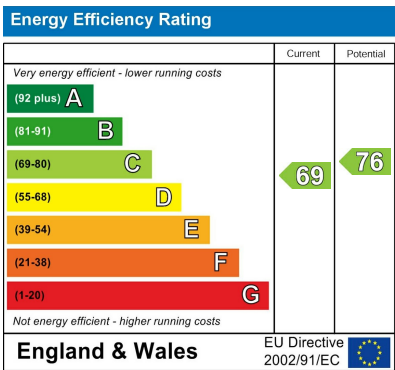
First Floor



Total area: approx. 139.7 sq. metres (1503.7 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.

61 Cherry Tree, *



61 Cherry Tree Drive, Oswestry, SY11 2QF
Offers in the region of £256,000

Nestled in the charming area of Cherry Tree Drive, Oswestry, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to six vehicles, which is a rare find in this area. This added convenience is perfect for families with multiple cars or for those who enjoy hosting visitors.

The location of Cherry Tree Drive offers a peaceful residential atmosphere while remaining close to local amenities, schools, and parks, making it an ideal setting for family life. With its combination of space, comfort, and practicality, this semi-detached house is a wonderful place to call home. Whether you are looking to settle down or invest in a property, this home is sure to meet your needs.



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
3.967 x 2.227 (13'0" x 7'3")

Entry through a 1/2 glazed UPVC door, storage cupboard, under stairs, wood effect flooring, double panel radiator with thermostatic valve

Guest cloakroom
1.1189 x 2.046 (3'8" x 6'8")

Low level WC, radiator with thermostatic valve, obscured window and hand basin

Lounge
3.779 x 4.285 (12'4" x 14'0")

Front aspect windows, radiator with thermostatic valve, fitted carpet, electric fire set in a fireplace



Kitchen / Diner
6.421 x 3.080 (21'0" x 10'1")

Rear aspect windows, range of eye and base units, integral microwave, oven and gas hob, 1 1/2 sink unit with mixer tap, dishwasher, fridge. radiator with thermostatic valve, tiled floor and extractor fan, generous area for dining



Rear hallway
1.509 x 3.363 (4'11" x 11'0")

Utility
3.148 x 2.953 (10'3" x 9'8")
Rear aspect windows, sink unit with mixer tap, space for fridge freezer, boiler, worktop with space for washing machine and dryer, built in storage cupboard



Landing
Side aspect windows, fitted carpet and loft hatch

Bedroom 1
3.334 x 3.549 (10'11" x 11'7")
Front aspect windows, built in cupboards, radiator with thermostatic valve and fitted carpet



Bedroom 2
3.026 x 3.994 (9'11" x 13'1")
Rear aspect windows, radiator with thermostatic valve, built in cupboard and fitted carpet



Bedroom 3
2.812 x 2.575 (9'2" x 8'5")
Front aspect windows, fitted carpet, built in cupboard and radiator with thermostatic valve



Family Bathroom
2.039 x 2.303 (6'8" x 7'6")
Rear aspect obscured windows, low level WC, bath with shower, hand basin, wood effect flooring, radiator with thermostatic valve



Garage/ carport
Double garage, electric roller doors, power and lighting.



Enclosed Garden
Several outbuildings, shed 'bar 21' (5.346 x 3.772) with power and lighting, covered seating area, lawn,



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 & 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.