



3 The Maltings, Salop Road, Oswestry, Shropshire, SY11 2RQ

Offers in the Region of £ 259,950



Bedrooms: 3 Bathrooms: 2 Receptions: 1

Woodhead Sales and Lettings are delighted to present this newly built three-bedroom house, perfectly situated in a superb town location on Salop Road, Oswestry. Offering a harmonious blend of modern design and practical features, this home is ideal for those seeking comfort and convenience without the complication of an onward chain.

Step inside through the new UPVC door into the inviting **Entrance Hallway** (2.17m x 5.07m), featuring a radiator and convenient under-stairs storage cupboards. The ground floor seamlessly transitions into the spacious **Lounge/Dining room** (5.53m x 4.85m), a bright space with rear aspect new UPVC windows and patio doors that lead directly out to the garden, perfect for relaxation and entertaining. A convenient **Guest Cloakroom** (1.8m x 2.24m) features a low level WC, hand basin, and radiator.

The well-appointed **Kitchen** (3.26m x 5.15m) boasts front aspect windows and is fitted with a range of eye and base units, a stainless steel sink unit with mixer tap, an integral dishwasher and fridge freezer, oven and hob. A Navien boiler and a single panel radiator with a thermostatic valve complete this functional space, offering ample room for a kitchen table.

Upstairs, you will find three comfortable bedrooms. **Bedroom 1** (3.41m x 4.23m) is brightened by front aspect new UPVC windows and includes a radiator with a thermostatic valve. This bedroom benefits from a private **Ensuite** (1.48m x 2.28m), equipped with a low level WC, hand basin, heated towel rail, tiled floor, and a shower cubicle. **Bedroom 2** (4.86m x 2.67m) offers rear aspect new UPVC windows and a single panel radiator with a thermostatic valve. **Bedroom 3** (2.75m x 3.9m) also benefits from a rear aspect window and a single panel radiator with a thermostatic valve. The contemporary **Family Bathroom** (2.28m x 2.15m) is equipped with front aspect obscure glass UPVC new windows, a bath with shower over, hand wash basin, heated towel rail, low level WC, and a tiled floor.

Externally, the property is approached via a new boundary low wall and a front path. The rear features an enclosed garden with a garden path and lawn. This new build home includes parking for two vehicles with wiring for EV charging, benefits from mains gas central heating, mains electricity and water, and is equipped with solar panels, promising energy efficiency and modern living. A choice of floor coverings and oak effect internal doors add to the appeal of this home.

Located in Oswestry, the property offers easy access to local amenities, transport links, and everything this vibrant town has to offer. With no onward chain, this home provides a smooth transition for its new owners.





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 unknown presently as it is a new build and as yet to be confirmed. 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.

Viewing: 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.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Hours of Business: Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.





Woodhead Sales & Lettings

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