

WOODHEAD
OSWESTRY SALES & LETTINGS



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



High View Homes , Oswestry, SY11 1EN

Price guide £289,500

These bungalows offer versatile accommodation with four bedrooms and open plan living areas. Outside, there are double patio doors off the living area onto the garden and patio which are SOUTH-FACING with FAR-REACHING VIEWS. The south-facing aspect floods the room with natural light and warmth and enables the garden to be used all year round. This local builder prides herself in the high finishes and specifications of the properties on offer and simply must be viewed.



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**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

Available from Woodhead Sales & lettings



LOCATION

The site is right on the edge of the market town of Oswestry with open countryside on the doorstep yet the town centre can be reached in less than 10 minutes on foot. The road networks linking the towns and cities such as Shrewsbury, Chester, Manchester and Birmingham are within very easy access, as are the local train and bus stations. The historic Oswestry Hillfort can be found within the area. It is considered to be one of the best examples of Iron Age earthworks in Europe. A short walk to the top of the Hillfort rewards with panoramic views across the town of Oswestry, down to South Shropshire, across into Wales and to the Cheshire plains in the North. There are also ancient woodlands and multi-sport playing fields on the doorstep to be enjoyed, including the local cricket and football pavilion.

SURROUNDING TOWNS & VILLAGES

Oswestry is a market town located on the border of England and Wales. Famous for its outside markets on Wednesdays and Saturdays and livestock market, Oswestry is one of the country's oldest recorded border towns. The town centre boasts a mix of independent and high street shops along with specialist retailers and has a number of popular restaurants. Nearby, Oswestry show ground plays host to a variety of annual fairs, music festivals and the popular, annual Oswestry show. The nearby historic market town of Shrewsbury enjoys their annual Flower Show which is held in the Quarry Park close to the River Severn and the town is popular with tourists because of its Castle, Abbey and ancient timber framed buildings, some of which date back to the 15th Century. The town also offers a wealth of high street shops, independent traders, a theatre and a wide choice of eateries.

STANDARD SPECIFICATION

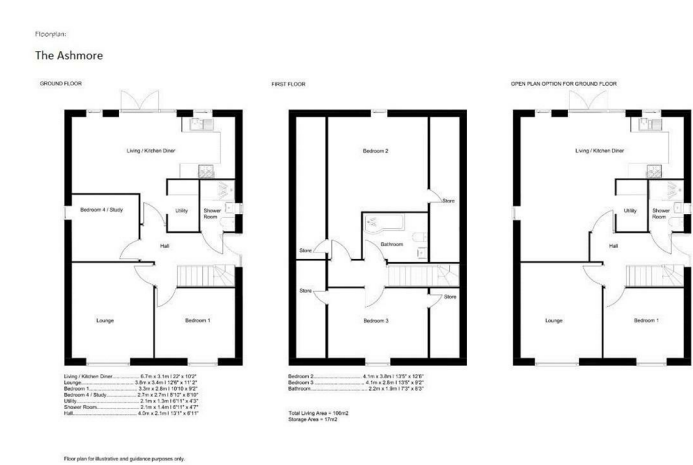
- New build four bedroom dormer bungalows
- Elevated position with far reaching views
- Fitted kitchen with eye-level double oven, hob, extractor and dishwasher included
- Worcester Bosch Gas Central Heating
- Low maintenance UPVC windows and fascias throughout
- Full carpet and floor coverings throughout
- Contemporary oak doors throughout
- Contemporary tiled bathrooms with chrome fittings
- Separate ground floor shower room
- Adaptable multi-generation living
- South facing landscaped rear gardens with paved patio, paths and grassed lawn

- Block-paved, gravel and grassed lawn to front and side areas
- Option for open plan layout

THE ASHMORE



THE ASHMORE FLOORPLAN



THE BELMONT



THE BELMONT FLOORPLAN

THE CALWAY



THE CALWAY FLOORPLAN

RESERVATION

Once you've chosen your new home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

CLAUSES

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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 and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

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.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

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 .

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased handwashing, cleaning, and hygiene measures in place
- Will ensure 2-meter social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting