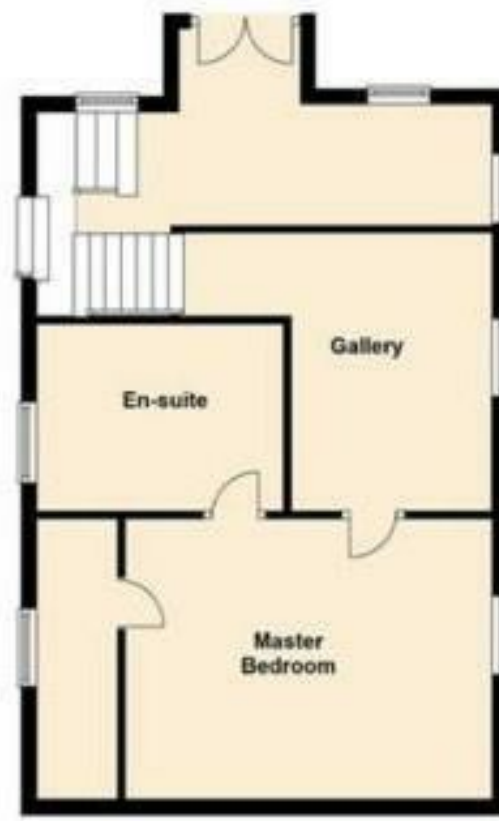


Ground Floor
Approx. 1016.3 sq. feet.



First Floor
Approx. 520.7 sq. feet.



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			
		76	76
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			
		78	78
England & Wales		EU Directive 2002/91/EC	

Saron Chapel , Oswestry, SY10 9BH
Price guide £375,000

WOODHEAD'S are pleased to bring to the sales market this THREE BEDOROM DETACHED FORMER CHAPEL. Being highly presented, upgraded and RETAINING CHARACTER this simply must be viewed. In brief the accommodation affords Open plan living/ dining, inner hall, two bedrooms and shower room to the ground floor. Kitchen, mezzanine landing, bedroom one and ensuite to the first floor. Externally there is parking for several vehicles and rear terraced gardens capturing the STUNNING COUNTRYSIDE VIEWS. The current owners have worked from home through the current lockdown and have good internet system.

We sell houses, We win awards, because We care

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12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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DIRECTIONS

Proceed out of Oswestry passing Oswestry School to your right hand side proceed out of the town for approximately 1 mile, turn right sign posted 'Croesaubach and Llansilin'. Proceed on this lane for 1 mile whereby the property will be viewed to your right hand side marked by our for sale board.

ENTRANCE

Beautiful feature oak double entrance doors with double glazed window over, steps lead down to:

LIVING/ DINING ROOM

6.12m x 6.20m (20'01 x 20'04)

Full of charm and character, with a delightful vaulted ceiling, exposed beams and roof truss, feature arched double glazed windows, slate floor with underfloor heating, spotlighting, built in under stairs storage cupboard, TV and telephone point.



INNER HALL

With continuation of slate floor with underfloor heating, spot lighting and doors off to:

BEDROOM TWO

3.45m x 2.51m (11'04 x 8'03)

Double glazed exterior door opening onto the rear garden, wood effect flooring with underfloor heating, ceiling light and TV point.



BEDROOM THREE

3.43m x 2.41m (11'03 x 7'11)

Double glazed window to the front aspect, ceiling light and underfloor heating.

SHOWER ROOM

Modern white fitted suite comprising: low level WC, wall mounted wash hand basin with tiled splash back and mirror over, light and shaver point, walk in shower cubicle with rainwater style shower head, tiled surround and glazed screen, extractor, spotlighting, heated towel rail, underfloor heating.

LOWER LANDING

From the living room there is an exposed staircase up to the kitchen area.

KITCHEN

4.27m x 3.43m (14 x 11'03)

Modern range of fitted base and eye level units with work surface over, sink and drainer with mixer tap, integrated oven, 4 ring ceramic hob with splash back and stainless steel extractor hood over, integral appliances to include dishwasher, 'Neff' oven and microwave, spot light fittings, with under floor heating, double glazed exterior door opening onto the decking area, double glazed windows,



MEZZAINNE LANDING

Beautiful area taking advantage of with features of the home with arched double glazed window and exposed A frame, wall light fittings, and exposed beams. An ideal area for a home office, additional bedroom or sitting room.



BEDROOM ONE

5.26m x 3.10m (17'03 x 10'02)

Spacious room with exposed ceiling beams, roof truss, velux windows, feature arched double glazed window (low level), wall light fittings, telephone point. Walk in wardrobe/dressing room with low level arched double glazed window.



EN-SUITE

3.18m x 2.34m (10'05 x 7'08)

A contemporary fitted suite comprising: vanity wash hand basin with splash back, mixer tap and storage below and WC, walk in shower cubicle with rainwater style shower head, claw foot bath with part tiled surround and mixer tap, heated towel rail, Velux window, exposed beams, extractor, low level arched double glazed window, underfloor heating.



EXTERNAL



FRONT

Gravelled steps and gated access lead up to the front entrance with lighting. There is parking area to the side of the property for approximately four vehicles and gate leading to the rear.

REAR

There is a terraced garden enjoying truly delightful countryside views with raised lawn area, decking sitting area, rockery, and raised flower beds. Outside lighting, power sockets and tap. Garden shed, green house and summer house.



TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

FIXTURES AND FITTINGS

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

SERVICES

We have been informed by the seller that the property benefits from mains water, septic tank, ground source heat pump. We have not tested any services, therefore no warranty can be given or implied as to their working order.

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.

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.

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.

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 hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre 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

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

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.