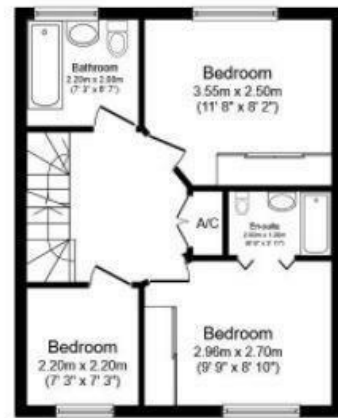




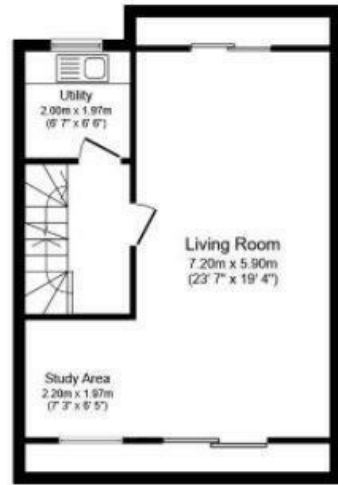
WOODHEAD
OSWESTRY SALES & LETTINGS



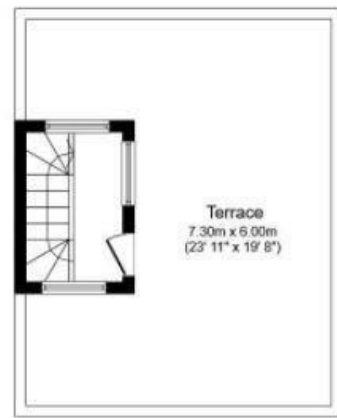
Ground Floor



First Floor



Second Floor



Third Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
75	
England & Wales	
EU Directive 2002/91/EC	



2 William Felton, Oswestry, SY11 2RQ

Price guide £220,000

ROOF TOP TERRACE- SIMPLY MUST BE VIEWED. WOODHEAD'S are pleased to bring to the sales market this STUNNING THREE BEDROOM TOWNHOUSE. Offering spacious accommodation over THREE FLOORS and having a ROOF TOP TERRACE. In brief the accommodation affords entrance hall with cloakroom and utility off, fitted kitchen opening into the dining area with double doors onto the rear courtyard, first floor having three bedrooms one being en-suite and family bathroom, second floor having a spacious living room and kitchenette, and stairs leading to the roof top terrace taking advantage of the views over Oswestry town and beyond.

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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LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

ENTRANCE

Gated access from the front through uPVC front door;

ENTRANCE HALL

With tiled flooring, stairs rising to the first floor, ceiling light, radiator, and uPVC door opening onto the rear. Door off to;

KITCHEN/ BREAKFAST ROOM

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral double oven and gas hob with extractor over, integrated dishwasher and fridge/freezer. Double glazed window to the front elevation, tiled flooring and opening into the dining area;

Useable space as a dining area or additional living space, with wood effect floor, radiator, double glazed French doors to the rear garden.



CLOAKROOM

Comprising low level wc, wash basin, extractor, radiator.

UTILITY

Work surface with space for freezer below, boiler, tiled flooring and ceiling light.

FIRST FLOOR

LANDING

With built in storage cupboard offering shelving space and housing the water cylinder, ceiling light and doors off to;

BEDROOM ONE

3.55 x 2.67 (11'7" x 8'9")

Double room with built in wardrobes, double glazed window to the front, ceiling light and radiator.



EN-SUITE

Refitted suite comprising low level wc, wash basin, double shower cubicle, towel radiator, extractor fan



BEDROOM TWO

3.55 x 2.52 (11'7" x 8'3")

Double room with built in wardrobe, radiator, double glazed window to the rear and ceiling light.

BEDROOM THREE

2.27 x 2.2 (7'5" x 7'2")

With double glazed window to the front elevation, radiator and ceiling light.

BATHROOM

Modern suite comprising low level WC, wash basin, bath, radiator, double glazed window to the rear, ceiling light and tiled flooring.

SECOND FLOOR

LANDING

Stairs leading to the roof terrace and conservatory on the third floor. Doors off to;

LIVING ROOM

7.25 x 3.76 (23'9" x 12'4")

Spacious living area with dual aspect with double glazed picture windows to the front and rear, radiators, TV point and ceiling light, open access to Study Area.



KITCHENETTE

With work surface and storage below, void for fridge, ceiling light and window to the rear elevation.

STUDY AREA

2.2 x 2.23 (7'2" x 7'3")

This area has been partitioned by the current area to make a more private office area.

THIRD FLOOR

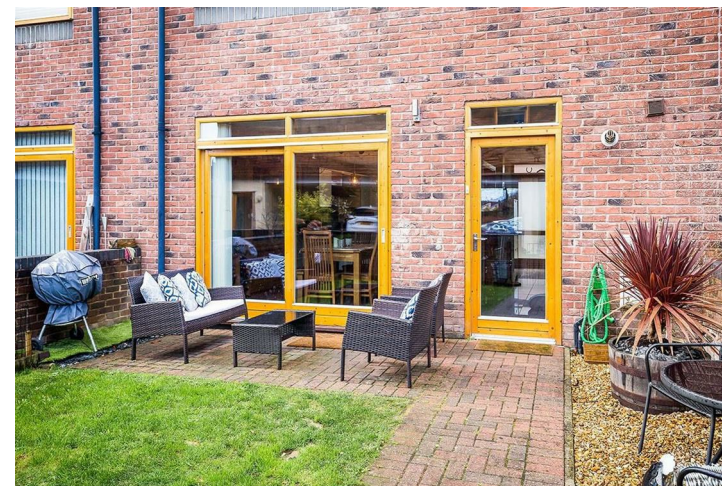
ROOF TERRACE

A real feature of the property this roof terrace enjoys stunning views over Oswestry town centre and beyond, with entertainment area for evening dining and private sitting area.

EXTERNAL

REAR

Rear garden offering lawn and patio area and gated access to the parking



PARKING

There is allocated parking for two vehicles within the gated grounds.



TENURE

We are advised that the property is Leasehold 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 waters, mains drainage, gas central heating. 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.

FIXTURES AND FITTINGS

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

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 .

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

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.

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.