



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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
(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	



1 Bryn Rise, Oswestry, SY11 1TU
Price guide £365,000

WOODHEADS are delighted to bring to the sales market this FOUR BEDROOM detached FAMILY HOME situated on a CORNER PLOT. In brief the property affords; Entrance Hall, Kitchen/breakfast room, cloakroom, dining room, living room, home office/potential fifth bedroom. Upstairs there are four spacious bedrooms one of which is en-suite and a family bathroom. Externally there are gardens to front, side and rear, driveway and garage.

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



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



DIRECTIONS

Leave our office in Leg Street taking the first left into Castle Street, at the T junction go straight over onto Welsh Walls. Take the fourth turning on the right onto Brynhafod Road. Then take the third right on to Lanforda Mead continue along and turn left onto Bryn Rise where the property can be found immediately on the left.

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.

FRONT OF PROPERTY

With block paved driveway with electric car charging point, area laid to lawn, hedge to boundary and pathway to;

FRONT PORCH

Video doorbell, uPVC double glazed door with side panel and wood and glazed door to;

ENTRANCE HALL

Having oak flooring with staircase rising to first floor, under stairs cupboard, two ceiling lights, coving, radiator, dado rail and doors to further accommodation.

KITCHEN/BREAKFAST ROOM

5.11m x 2.79m (16'09 x 9'02)

Modern fitted kitchen with a range of base cupboard and drawers with worksurfaces over, matching eye level cabinets, one and half bowl sink with mixer and tap and drainer, space for range style cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space and plumbing for American style fridge/freezer. Light and airy room with two uPVC double glazed windows to the rear aspect, composite door to side elevation, breakfast bar, tiled splashback, wall mounted Worcester boiler, TV point, radiator and spotlights.



CLOAKROOM

UPVC double glazed window to side aspect, radiator, low level WC, vanity sink unit with mixer tap and tiled splashback.

DINING ROOM

3.45m x 2.82m (11'04 x 9'03)

UPVC double glazed window to front aspect, radiator, LVT flooring, telephone point, coving and ceiling light.



LIVING ROOM

6.50m x 3.61m (21'04 x 11'10)

Dual aspect with uPVC double glazed bay window to front aspect and patio doors to the rear garden, space for log burner with oak mantle, slate hearth and inset LED light, two radiators, TV point, coving and two ceiling lights. Wood and glazed door to;

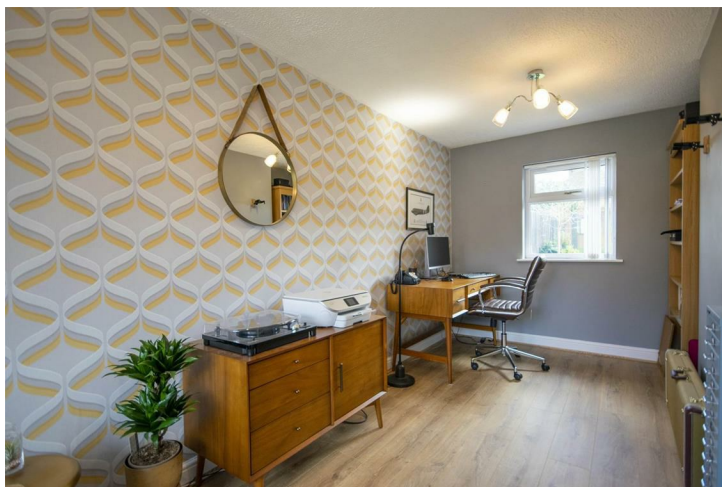


OFFICE / BEDROOM FIVE

5.13m x 2.41m (16'10 x 7'11)

(Previously half of the double garage)

Dual aspect with uPVC double glazed windows to front and rear aspects, laminate flooring, telephone point, radiator and two ceiling lights.



UPSTAIRS

LANDING

Loft hatch with ladder (loft is boarded), airing cupboard housing fully pressurised hot water cylinder. Doors to bedrooms and bathroom.

PRINCIPAL BEDROOM

4.34m x 3.12m (14'03 x 10'03)

UPVC double glazed window to front aspect, two built in double wardrobes, radiator, telephone point, TV point and ceiling light.



ENSUITE

White suite comprising; corner dual head shower, vanity unit with low level WC and embedded sink with mixer tap, built in cupboard, heated towel rail, uPVC double glazed window to side aspect, extractor fan and spotlights.



BEDROOM TWO

3.53m x 3.68m (11'07 x 12'01)

UPVC double glazed window to front aspect, built in double cupboard, TV point, telephone point, radiator, ceiling light and laminate flooring.



BEDROOM THREE

2.87m x 2.72m (9'05 x 8'11)

UPVC double glazed window to rear aspect, TV point, telephone point, radiator and ceiling light.



BEDROOM FOUR

3.63m x 2.18m (11'11 x 7'02)

UPVC double glazed window to rear aspect, radiator and ceiling light.

BATHROOM

White suite comprising; panel bath with mixer tap and shower over, vanity unit with inset sink with mixer tap and low level WC, heated towel rail, shaver socket, part tiling to walls, extractor fan and uPVC double glazed window to rear aspect.

GARAGE

Single garage with power, light and electric roller door. Separate door to;

REAR GARDEN

South east facing garden with patio entertainment area, garden shed and step up to lawn area with flower and shrub borders.



SIDE GARDEN

Laid to lawn with potential to extend the parking. Hedge to boundary.

CLAUSES

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.

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.

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 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

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.