



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**27 St. Annes Drive, Oswestry, SY10 9LU**

**Price guide £350,000**

DETACHED FAMILY HOME. WOODHEAD'S are pleased to bring to the sales market this detached family home offering SPACIOUS ACCOMMODATION, DOUBLE GARAGE AND DRIVEWAY, located in a popular RESIDENTIAL AREA. In brief the accommodation affords; Entrance hall, living room, dining room, study, kitchen breakfast room, utility and cloakroom. To the first floor are four bedrooms, one being en-suite and family bathroom. Externally there is a double garage, driveway and front and rear gardens.

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

From the office proceed through the town centre and onto Upper Church Street, continuing onto Morda Road. Pass Oswestry Cricket Club and take the 2nd left turn onto St Annes Drive.

#### LOCATION

Morda offers a range of local facilities, including a primary school, village shop and public house with further facilities in nearby Oswestry. There are also good road links to Shrewsbury and Wrexham and a main line train station in Gobowen (5 miles).

#### ENTRANCE HALL

Approached through UPVC door, stairs rising to the first floor, ceiling lights, radiator and doors of to;

#### LIVING ROOM

4.83m x 4.47m (15'10 x 14'8)

Light and airy room with sliding doors opening onto the rear garden, fire surround set on marble hearth with inset living flame gas fire, telephone point, radiator, TV point, and wall lights.



#### DINING ROOM

3.76m x 3.35m (12'4 x 11)

Spacious room with uPVC window to the front elevation, radiator and ceiling light.

#### OFFICE

2.77m x (9'1 x 8)

UPVC window to the front elevation, BT broadband point, ceiling light and radiator.

#### KITCHEN/ BREAKFAST ROOM

3.78m x 3.73m (12'5 x 12'3)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the rear gardens, uPVC window to the side elevation, integral oven and grill above, integral four ring gas hob with overhead extractor fan, integrated dish washer and space for fridge/freezer. Part tiled walls, spotlighting, radiator and built in storage cupboard.



#### UTILITY

1.75m x 1.42m (5'9 x 4'8)

Fitted with base units and work surfaces over, inset sink with mixer tap and drainer, void below for washing machine and space for tumble dryer, part tiled walls, radiator, 'Worcester Bosch ' boiler, extractor fan, ceiling light and door opening onto the side.

#### CLOAKROOM

Fitted with low level WC, pedestal wash hand basin with tiled splash back, radiator, ceiling light, and window to the side elevation.

#### FIRST FLOOR

#### LANDING

With built in storage cupboard offering shelving, ceiling light, radiator, uPVC window to the front elevation, loft hatch and doors off to;

#### BEDROOM ONE

3.71m x 2.90m (12'2 x 9'6)

Double room with built in wardrobes to one side offering ample storage, uPVC window to the front elevation, ceiling light and radiator.



#### EN-SUITE

2.24m x 1.91m (7'4 x 6'3)

Three piece suite comprising enclosed shower cubicle with tiled surround, vanity unit with WC and wash hand basin offering storage cupboards below, part tiled walls, extractor fan, radiator, and uPVC window to the side.

#### BEDROOM TWO

3.63m x 2.79m (11'11 x 9'2)

Double room with built in wardrobes and mirrored sliding doors, uPVC window to the rear elevation, ceiling light and radiator.

#### BEDROOM THREE

3.51m x 2.97m (11'6 x 9'9)

Double room with built in wardrobe with mirrored sliding doors, ceiling light, radiator and uPVC window to the front elevation.



#### BEDROOM FOUR

2.59m x 2.36m (8'6 x 7'9)

UPVC window to the rear elevation, ceiling light and radiator.

#### BATHROOM

3.61m x 1.70m (11'10 x 5'7)

Four piece suite comprising panelled bath with mixer tap over, enclosed shower cubicle, low level WC, and wash hand basin. Part tiled walls, radiator, extractor fan and window to the rear elevation.



#### EXTERNAL

#### DOUBLE GARAGE

With electric up and over door to the front, window to the rear elevation, pedestrian door leading onto the rear, power and lighting.

#### FRONT

To the front of the property there is a driveway for parking several vehicles and an area laid to lawn with shrubbery and planting. Gated access leading to the side.

#### REAR

There is a private enclosed rear garden offering a spacious lawn area with a large paved patio for entertaining, planting and shrubbery, side access, security lighting, outside tap and fence to boundaries.



#### 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.

#### 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.

#### 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.

#### 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.