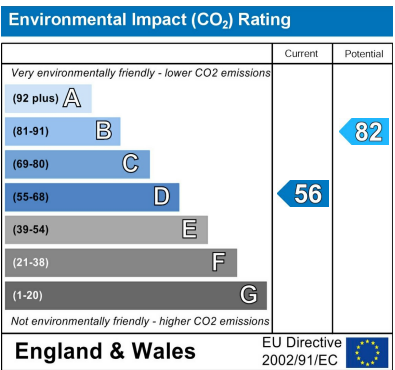
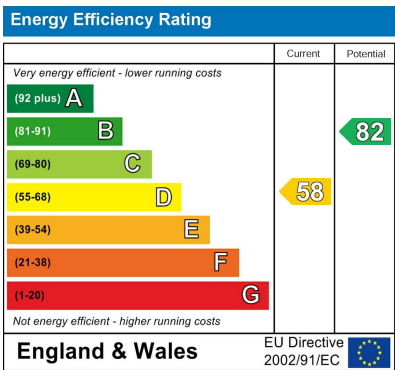


WOODHEAD
OSWESTRY SALES & LETTINGS



27 Stewart Road, Oswestry, SY11 2HB

Offers over £133,000

Woodheads are pleased to present this THREE BEDROOM end terraced house to the sales market. Boasting a sought after location close to local amenities, the accommodation briefly comprises of: living room, dining room, kitchen/breakfast room, three bedrooms, study and bathroom. Viewings are highly recommended to appreciate this property's accommodation.



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 and proceed left down Leg Street joining Beatrice Street, keeping right onto Oswald Road, at the crossroads turn left onto Leg Street. Continue along over the Sainsbury's roundabout and take the right hand turning onto Stewart Road where the property will be located on the left hand side visible by our For Sale board.

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

Wood and glazed front door to:

ENTRANCE HALL

Pattern tiled floor, window to side, staircase to first floor with cupboard under, radiator, coving, doors to living room, dining room and kitchen.

LIVING ROOM

4.39m x 3.56m max (14'05" x 11'08" max)

Dual aspect with sash windows to front and side, coving, wooden fire surround with tiled hearth and open grate, radiator and built in shelving.



SITTING/DINING ROOM

3.71m x 2.51m (12'02" x 8'03")

Sash window to side, radiator, fireplace with tiled hearth and built in shelving.



KITCHEN/BREAKFAST ROOM

3.91m x 2.69m (12'10" x 8'10")

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, space for cooker with extractor hood over, stainless steel sink with mixer tap, part tiled walls, radiator, sash window to front, tiled floor, cupboard housing Worcester gas central heating boiler and door to:



UTILITY ROOM

1.80m x 3.18m (5'11" x 10'05")

Sash window to front, base cupboards and drawers with work surfaces over, eye level cupboards, part tiled walls, plumbing and space for washing machine, tiled floor, appliance space and door to side.

FIRST FLOOR

LANDING

Hatch to loft, exposed wooden floor boards and two radiators.

MASTER BEDROOM

3.71m x 3.30m (12'02" x 10'10")

Dual aspect with sash windows to front and side, exposed wooden floorboards and radiator.

BEDROOM TWO

3.71m x 2.44m max (12'02" x 8' max)

Sash window to side, exposed wooden floorboards, radiator, dado rail and coving.

BEDROOM THREE

2.97m x 3.18m max (9'09" x 10'05" max)

Sash window to front, radiator and built in shelving.

STUDY

1.68m x 1.70m (5'06" x 5'07")

Sash window to side and radiator. We have been advised by the vendor that this room could be turned back into a bathroom, wet room or potentially ensuite as all plumbing connections remain

BATHROOM

White suite comprising claw foot roll top bath, low level W.C and pedestal wash hand basin with part tiled splash back, wood effect flooring, wood panelling to dado height, heated towel rail, radiator and sash window to front.



OUTSIDE

Gate and path to front door. Laid to concrete for ease of maintenance. Two garden sheds. Panelled fencing to boundary.

CLAUSES

.

FIXTURES AND FITTINGS

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

A 24 hour answer phone service is available.

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.

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.

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.

TENURE

It is believed that this property is Freehold but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.