

The Acton

Four bedroom, semi detached gatehouse



Artist's illustration of a typical Acton house type

Ground Floor



First Floor



Ground Floor

LIVING	4.47m x 4.51m*	14'7" x 14'8"
KITCHEN	2.48m x 2.81m	8'1" x 9'2"
CLOAKS	0.88m x 1.86m	2'9" x 6'1"

First Floor

BEDROOM 1	2.87m x 4.50m	9'4" x 14'8"
EN SUITE	1.80m x 1.98m	5'9" x 6'5"
BEDROOM 2	2.58m x 3.65m	8'5" x 11'10"
BEDROOM 3	2.58m x 3.65m	8'5" x 11'10"
BEDROOM 4	2.51m x 2.82m*	8'2" x 9'3"
BATHROOM	2.15m x 1.85m	7'0" x 6'0"

Approximate measurements skirting to skirting.

*Dimensions shown are minimum dimensions. Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in this brochure has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artistic impressions are only intended as a guide and should not be relied upon for accurate measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon it as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choice contained within the specification depends upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(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	93
(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

19 Henry Robertson Drive, Oswestry, SY11 3GY

£695 Per calendar month

Woodheads are delighted to bring to the rental market this four bedroom semi detached house. The property is located in Gobowen, which is approximately 3 miles from Oswestry and 12 miles from Wrexham. It is ideally situated for access to the world famous Robert Jones & Agnes Hunt Orthopaedic Hospital, the railway station, the local school, shops & other amenities. It also offers access to road links for Wrexham, Chester & Shrewsbury. Boasting a living room with patio doors to the rear garden, modern kitchen, downstairs WC, master bedroom with en suite, gas central heating, UPVC double glazing, off road parking and an enclosed rear garden. Strictly no pets.

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**

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DIRECTIONS

From our office in Leg Street follow the road round onto Beatrice Street and continue on this road out of Oswestry. At the roundabout take the second exit signed Gobowen. At the next roundabout take the first exit onto Wat's Meadow, follow the road round to where the property can be found.

LOCATION

Gobowen - The village has a range of shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

SURROUNDING AREA

Oswestry is a market town located on the border of England and Wales. Famous for its outside markets on Wednesdays and Saturdays and livestock market. Oswestry is one of the country's oldest recorded border towns. The town centre boasts a number of independent and high street shops along with a number of specialist retailers and has a number of popular restaurants. Oswestry show ground plays host to a variety of annual fairs, music festivals and the Oswestry show. 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.

DESCRIPTION

Built in 2016 this is a modern four bedroom semi detached house which benefits from a downstairs WC, fitted kitchen, living room with patio doors to the garden, En-suite and family bathroom. Externally there is off road parking and an enclosed rear garden. This property is ideally situated for easy access to the world famous Robert Jones & Agnes Hunt Orthopaedic Hospital and Gobowen railway station.

ENTRANCE

Front door to:-

ENTRANCE HALLWAY

Staircase to first floor, radiator, wood effect flooring and doors to the downstairs WC, living room and kitchen.

DOWNSTAIRS WC

White suite comprising low level W.C., corner pedestal wash hand basin with mixer tap and tiled splash back, radiator, extractor fan and tiled floor.

KITCHEN

2.74m x 2.44m (9 x 8)

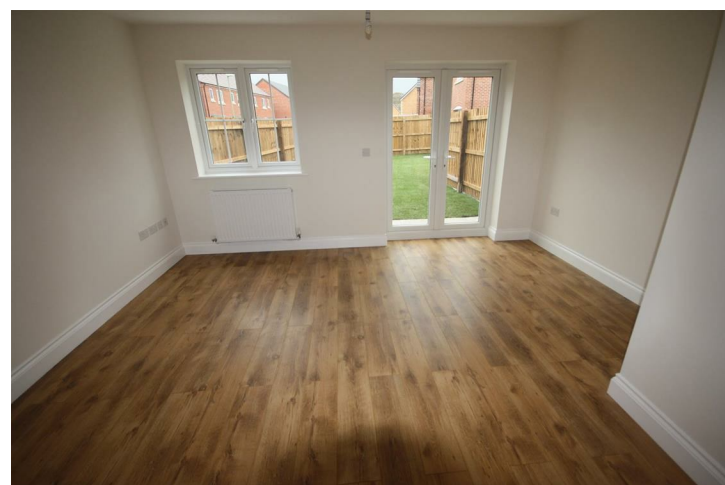
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, stainless steel sink unit with mixer tap under, UPVC double glazed window to front aspect, part tiled walls, built in Whirlpool stainless steel oven with Whirlpool stainless steel gas hob and extractor hood over, wall mounted Worcester gas central heating boiler, plumbing and space for washing machine, further appliance space and radiator.



LIVING ROOM

4.47m x 4.39m max (14'08 x 14'05 max)

UPVC double glazed window and French doors to the rear patio and garden, two radiators, television aerial point, telephone point, wood effect flooring and walk in under stairs storage cupboard.



FIRST FLOOR LANDING

Airing cupboard with radiator and doors to first floor accommodation.

MASTER BEDROOM

3.78m x 2.77m (12'05 x 9'01)

(Measurement excludes built in double wardrobe)

Benefiting from a double mirror fronted wardrobe, UPVC double glazed window to front aspect, radiator, telephone point, television aerial point and door to:-



EN SUITE SHOWER ROOM

White suite comprising low level W.C., pedestal wash hand basin with mixer tap and part tiled splash back, fully tiled shower cubicle, radiator, UPVC double glazed window to front aspect, radiator, shaver socket and inset ceiling lights.

BEDROOM TWO

3.73m x 2.54m (12'03 x 8'04)

UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM THREE

3.51m x 2.54m (11'06 x 8'04)

UPVC double glazed window to front aspect and radiator.

BEDROOM FOUR

2.77m x 2.39m max (9'01 x 7'10 max)

UPVC double glazed window overlooking the rear garden, telephone point and radiator.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and low level W.C., part tiled walls, radiator, shaver socket, UPVC double glazed window to rear aspect and inset ceiling light.



GARDENS & GROUNDS

OFF ROAD PARKING

Off road parking for at least two cars.

FRONT

Laid to lawn with outside tap and light and path to the front door,

REAR GARDEN

Patio entertainment area running the width of the house with the remainder mainly laid to lawn and bounded by panel fencing. Gate to parking area.



CLAUSES

Please note the photographs used are from previous marketing prior to the current tenant being there.

INITIAL HOLDING DEPOSIT

£159.00 Upon acceptance of your application, you will be asked to sign an initial holding deposit receipt form which clearly sets out the circumstances in which this deposit can or cannot be refunded.

AGENT'S NOTE(S)

The property and tenancy will be managed by the Landlord(s).

The property is let unfurnished.

The property will initially be let on a standard six month assured shorthold tenancy.

All rentals properties are No Smoking inside.

The tenants will be responsible for the payment of council tax, water charges and other relevant utility bills - unless otherwise stated It will be the responsibility of the tenants to maintain all garden areas.

DEPOSIT

£795.00 The deposit will be protected with the government approved scheme My Deposits.

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.

VIEWINGS

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

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm Sunday Closed. A 24 hour answer phone service is available.

CLIENT MONEY PROTECTION

As a member of The Property Ombudsman, Woodhead Oswestry Sales & Lettings have in place client money protection insurance provided by Client Money Protect.

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