



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

6 Old St. Martins Road, Gobowen, Oswestry, SY11 3JY Offers in the region of £116,000

WOODHEAD'S are pleased to bring to the sales market this MODERNISED AND WELL PRESENTED TWO BEDROOM HOUSE WITH PARKING - AN IDEAL FIRST TIME OR INVESTMENT BUY. Boasting a sought after position within proximity of the world renowned Robert Jones & Agnes Hunt orthopaedic hospital and ideally situated for access to the railway station. Internally, there is a living room, kitchen/ diner, two bedrooms, family bathroom, gas central heating, double glazing, allocated parking and a rear garden. Viewings are highly recommended to appreciate this property's presentation and location.

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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DIRECTIONS

From our office in Leg Street, continue onto Beatrice Street. Keep left to traffic lights and continue towards Gobowen. At round about take 2nd exit signed Gobowen. Continue past railway station, turn right into Old Whittington Road. Turn immediately left and the property will be visible by our For Sale board.

LOCATION

Gobowen lies on the A5/A483 roads between London and Holyhead. The village has regular bus links with Oswestry, St Martins, Ellesmere and Wrexham.

The railway station is served by Arriva Trains Wales with regular trains connecting to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

The village has 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. In 1919 funds and premises became available and the hospital transferred to the hospital section of a former army camp at Park Hall. Much progress has been made since that time both with vast new buildings and pioneering medical treatments.

SURROUNDING TOWNS

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. Road links to Chester, Shrewsbury and Welshpool. Gobowen railway station with links to Chester, Birmingham and Shrewsbury.

ENTRANCE

UPVC part glazed door leading into:

LIVING ROOM

3.63m x 3.78m (11'11" x 12'05")

(Measurements above are maximum)

The living room has a feature fireplace with electric fire inset, recess lighting, radiator, television aerial point, built in storage cupboard, UPVC double glazed window to the front aspect and a door leads into:



KITCHEN/ DINER

4.32m x 3.63m (14'02" x 11'11")

The kitchen has a range of modern fitted units, worktop surfaces, recess lighting, tiled flooring, radiator, four point stainless steel gas hob with stainless steel cooker hood over, integrated electric oven, breakfast bar, plumbing for washing machine, space for appliances, under stairs storage cupboard, staircase rising to the first floor accommodation, UPVC double glazed windows to dual aspects and UPVC double glazed door to the rear aspect.



FIRST FLOOR LANDING

Split landing with recess lighting, access to loft space and doors to the bedrooms and bathroom.

BEDROOM ONE

3.76m x 2.62m (12'04" x 8'07")

With radiator, recess lighting, television aerial point and UPVC double glazed window to the front aspect.



BEDROOM TWO

3.76m x 2.13m (12'04" x 7')

With recess lighting, radiator, television aerial point and UPVC double glazed window to the rear aspect.



BATHROOM

The bathroom has a three piece suite comprising: panelled bath with shower attachment, WC, vanity wash hand basin with cupboard below, part tiled walls, recess lighting, feature mirror with lighting, shaver point, heated towel rail and soft cushion tiled effect flooring.

OUTSIDE

PARKING

A shared driveway leads to the hard standing parking space. This leads to the rear garden.

REAR GARDEN

The rear garden has a decorative gravel/ grass area, raised rockery/ border with a selection of shrubs and fencing and block wall 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.

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.

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.