



Total floor area 63.0 sq. m. (678 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>92</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>76</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>95</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>80</b>	
England & Wales	
EU Directive 2002/91/EC	



## 5 Milars Field, Oswestry, SY10 9PU Price guide £155,000

WOODHEADS are delighted to present this modern TWO BEDROOM BUNGALOW to the sales market. This well presented property is located in the popular village of Morda approximately 1.5 miles from Oswestry and enjoys enviable views of the open countryside from the front. Internally, there is a living room with patio doors leading out to the gardens, kitchen, two bedrooms, bathroom, gas central heating and UPVC double glazing. Externally, there are gardens to the front, side and rear aspects with two designated parking spaces. Viewings are highly recommended to appreciate this property's location, presentation and accommodation. ONWARD CHAIN SECURED. MOTIVATED SELLERS.

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

Leave our office in Oswestry and continue onto Welsh Walls, following the road around and turn left at the junction onto Upper Brook Street and continue to the traffic lights. Turn right towards Morda and continue along and turn right into Trefonen Road and then left into Milars Field where the property will be found on the left hand side.

## 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

Front door to;

## HALLWAY

1.07m x 5.16m (3'06 x 16'11)

Hard wearing door matt, hatch to loft and radiator.

## BEDROOM ONE

2.59m x 3.73m (8'06 x 12'03)

UPVC double glazed window to front aspect with countryside views, built in storage cupboard and radiator.

## BEDROOM TWO

UPVC double glazed window to front aspect overlooking open countryside, radiator and built in cupboard.

## BATHROOM

White suite comprising; panel bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps, low level WC, radiator and tile effect laminate.



## LIVING ROOM

3.86m x 5.28m (12'08 x 17'04)

Light and airy room with patio doors to the rear garden, telephone point, TV aerial socket and radiator.



## KITCHEN

4.42m x 2.18m (14'06 x 7'02)

Fitted with a range of base cupboards and drawers with work surface over, matching eye level cabinets, double sink with mixer tap and drainer, gas hob with extractor hood over, integrated electric oven, Worcester boiler, radiator and tile effect laminate.



## REAR GARDEN

South facing garden mostly laid to lawn with patio and slated seating area and shed. Fence to boundary with gate to side of property.



## ALLOCATED PARKING

Two parking spaces are allocated to the rear of the bungalow.

## AGENT NOTES

Onward purchase secured.

## 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.

## 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.

## 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.

## 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 handwashing, cleaning, and hygiene measures in place
- Will ensure 2-meter 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