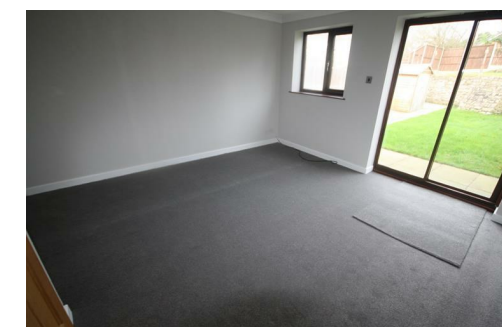




WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(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	

5 Martins Field, Oswestry, SY10 9EP

Price guide £159,995

WOODHEAD'S are pleased to bring to the sales market with NO ONWARD CHAIN this THREE BEDROOMS semi-detached house set within a CUL-DE-SAC LOCATION in a semi rural village. In brief the accommodation affords; Entrance hall with pantry off, kitchen, living room with sliding doors opening onto the garden, to the first floor are three bedrooms and family bathroom. Externally there is FRONT AND REAR GARDENS and DRIVEWAY FOR PARKING.

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



TREFONEN

Trefonen is a small village located approximately 3 miles south-west of Oswestry, and 3 miles east of the England-Wales border, in Shropshire. The name translates into "village of the ash trees" in English. The village enjoys all major facilities a small community needs with a village shop, primary school, All Saints Church and local public house The Barley Mow. Trefonen is approximately 3 miles from the market town of Oswestry which has a good range of shopping, leisure and amenities together with a host of excellent state and independent schools. 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.

DIRECTIONS

From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Continue into the village of Trefonen and then take the first turning on the left and left again into Martins Fields where the property will be found on the left hand side identified by the agents for sale board.

ENTRANCE

UPVC door into;

ENTRANCE HALL

With stairs to first floor, under stairs storage cupboard, ceiling light, radiator, tiled flooring and doors off to;

PANTRY

With space and plumbing for washing machine and worktop over, ceiling light and window to the front elevation.

LIVING ROOM

4.57m x 3.96m (15 x 13'6)

Light and airy room with sliding doors into the rear garden, newly fitted carpets, ceiling light, radiator, TV point and window to the rear.



KITCHEN

2.97m x 2.18m (9'9 x 7'2)

Fitted with a range of wall and base units with worktops over, inset sink with mixer tap and drainer, integrated fan assisted oven, 4 ring induction hob with extractor hood over. Oil fired boiler, tiled flooring, radiator, part tiled walls and ceiling light.



FIRST FLOOR

LANDING

Fitted airing cupboard housing the hot water cylinder with immersion heater and storage shelving, newly fitted carpets, ceiling light and doors off to;

BEDROOM ONE

2.95m x 2.69m (9'8 x 8'10)

Double room with built in storage, ceiling light, newly fitted carpets, radiator and uPVC window to the front.



BEDROOM TWO

2.84m x 2.24m (9'4 x 7'4)

Double room with uPVC window to the rear elevation, newly fitted carpets, ceiling light and radiator.



BEDROOM THREE

2.77m x 1.80m (9'1 x 5'11)

With uPVC window to the rear elevation, newly fitted carpets, ceiling light and radiator.

BATHROOM

Bathroom suite comprises panel bath with electric shower above, low level flush WC, pedestal wash hand basin, part tiled walls, radiator, ceiling light, extractor fan and window to the side elevation.



EXTERNAL

FRONT

To the front of the property is an area laid to lawn with pathway leading to the front entrance. Driveway to the side with parking for several vehicles. Gates leading to the rear.

REAR

The rear garden is mainly laid to lawn with a paved patio and raised tier garden area, garden shed, and extension of the driveway.



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, oil 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 .

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.

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

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.