



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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			
(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	

7 Malory Road, Oswestry, SY11 2DJ

Price guide £160,000

WOODHEAD'S are pleased to bring to the sales market this BEAUTIFULLY PRESENTED THREE BEDROOM house with FRONT AND REAR GARDENS and TWO RECEPTION ROOMS. In brief the accommodation affords; Entrance hall, living room, kitchen/diner, home office, to the first floor are three bedrooms and shower room. Externally there are front and rear gardens.

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



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.

DIRECTIONS

From our office in Leg Street continue around into Beatrice Street, at traffic lights take right hand lane towards Oswestry town centre. Continue to traffic lights and turn left. Continue through two roundabouts and turn left into Middleton Road. Continue down Middleton Road, take first exit at roundabout onto Unicorn Road. Continue along Unicorn Road and take the third turning left onto Malory Road. The property can be found on the right hand side identified by our 'For Sale' sign

ENTRANCE HALL

With uPVC front door, tiled flooring, spotlighting, stairs rising to the first floor and doors off to;

HOME OFFICE/ BEDROOM FOUR

2.51m x 2.16m (8'03 x 7'01)

With uPVC window to the front elevation, ceiling light and radiator.

LIVING ROOM

4.42m x 3.68m (14'06 x 12'01)

Light and airy room with uPVC double glazed window to the front elevation, ceiling light, radiator and TV point.



KITCHEN/DINER

5.99m x 2.62m (19'08 x 8'07)

Open plan kitchen/ dining area with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer under uPVC window overlooking the garden. Integral oven with four ring gas hob over and extractor hood above, void for fridge/freezer and washing machine, part tiled walls, wood effect flooring, ceiling light and radiator. Built in storage cupboard and double doors opening onto the patio entertainment area.



FIRST FLOOR

LANDING

Spotlighting, and doors off too;

BEDROOM ONE

3.91m x 3.66m (12'10 x 12)

With uPVC window to the front elevation, ceiling light and radiator.



BEDROOM TWO

3.45m x 2.64m (11'04 x 8'08)

UPVC window to the rear elevation, ceiling light and radiator



BEDROOM THREE

2.74m x 2.69m (9 x 8'10)

With uPVC window to the front elevation, ceiling light, radiator and over stairs storage

SHOWER ROOM

2.36m x 1.70m (7'09 x 5'07)

Modern suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, frosted uPVC window to the rear, spot lighting, and built in storage cupboard with shelving.



EXTERNAL

FRONT

To the front of the property there is a hedges boundary to the front with steps leading down to an area gravelled for ease of maintenance.

REAR

Rear enclosed garden mainly laid to lawn with patio entertainment area, and gated access to the rear.



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 .

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.