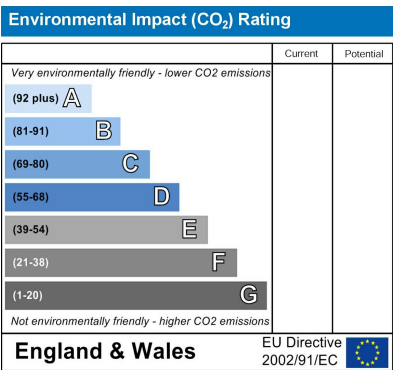
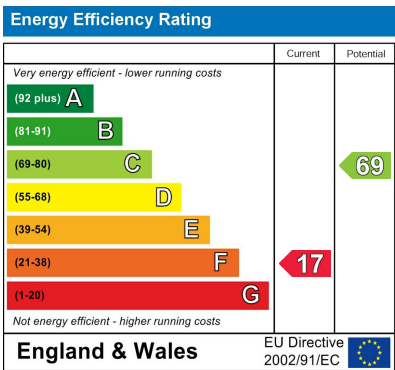


WOODHEAD
OSWESTRY SALES & LETTINGS



2 Ashfield Terrace, Llanymynech, SY22 6EU

Price guide £138,000

WOODHEAD'S are pleased to bring to the sales market this attractive Grade 2 listed CHARACTER HOME with TWO DOUBLE BEDROOMS and ATTIC ROOM. In brief the accommodation affords Living room, cellar room, kitchen/ dining room, bathroom, to the first floor are two double bedrooms, and second floor the attic room is being used as a home office. Externally there is courtyard and detached lawn garden. With Original double glazed sash windows and LPG gas central heating.



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

Proceed from Oswestry on the B4579. At Mile End roundabout take the 3rd exit sign posted South Wales onto the A483. Continue along this road proceeding through the villages of Llyncllys and Pant. Upon entering Llanymynech turn right at the crossroads going past the Dolphin Public House. The property is on the right hand side of this road just past the village shop and Bengal Spices takeaway and notified by our "For Sale" board.

LLNYMYNECH

The popular village of Llanymynech has a range of local facilities including shop, post office, Primary School, cafe, garage, two hairdressers, three takeaways and an indian restaurant. There is a heritage centre based on the Hoffman lime kiln and the Montgomery Canal. There are also two wildlife trust reserves and a prestigious golf course at the top of Llanymynech Rock. The border runs for the most part down the centre of the village's main street, with the eastern half of the village in England and the western half in Wales. The border also passes right through the now closed Lion pub, which had two bars in Shropshire and one in the former Welsh county of Montgomeryshire. There are good road links to Shrewsbury, Welshpool and Oswestry.

LIVING ROOM

3.99m x 3.71m (13'1 x 12'2)

With sash window to the front elevation, open fire with brick surround and marble effect hearth, wood effect flooring, radiator, ceiling light, TV point and door leading down to the cellar.



CELLAR ROOM

4.09m x 2.79m (13'5 x 9'2)

Fully lined and functional with power and lighting.

KITCHEN/ DINING ROOM

3.99m x 3.40m (13'1 x 11'2)

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, void for oven with extractor hood over, void and plumbing for washing machine and void for fridge/ freezer. Part tiled walls, wood effect flooring, radiator, ceiling light and uPVC door opening onto the courtyard.



BATHROOM

Modern suite comprising paneled bath with shower over, low level WC and

vanity unit with inset sink. Two windows to the side elevation, heated towel rail, and ceiling light.



FIRST FLOOR

BEDROOM ONE

3.99m x 3.73m (13'1 x 12'3)

Double room with sash window to the front elevation, built in wardrobes, radiator, ceiling light and stairs rising to the attic.



BEDROOM TWO

3.99m x 3.40m (13'1 x 11'2)

Double room with window to the rear elevation, built in wardrobes, radiator and ceiling light.



SECOND FLOOR

ATTIC ROOM

5.33m x 3.71m (17'6 x 12'2)

Currently used as a home office, with velux window, ceiling light and radiator.



EXTERNAL

REAR

Directly to the rear of the property is a graveled court yard with sitting area and gate leading to the shared alley where you have right of access to take your bins to the front. Detached from the house is a garden area mainly laid to lawn with a raised graveled area and storage shed.



CLAUSES

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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.

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 LPG 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.

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 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

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 identi?cation to prove your identity within the terms of the Money Laundering Regulations 2017.