



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E	67	
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



40 Croeswylan Crescent, Oswestry, SY10 9PP Offers over £290,000

WOODHEAD'S are pleased to bring to the sales market with NO ONWARD CHAIN this NEW FULLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW. Located in a popular residential area within 10 minutes walking distance of Oswestry town centre. and being IMMACULATELY PRESENTED. Everything in this property is NEW! The accommodation briefly comprises Hallway, Lounge, Kitchen, three bedrooms and family bathroom. Externally there are front and rear gardens, GARAGE AND DRIVEWAY.

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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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.

AGENTS NOTES

The owner of this property has undertaken a complete replacement and upgrade scheme to include;

- * New windows and doors throughout (with the exception of the front door)
- * New Worcester boiler, new pipework and radiators throughout. New gas fire and stone surround in the living room.
- * New fitted solid oak kitchen and all appliances are new and unused.
- * Full re-wire to include new switches and lights and mains powered smoke alarms.
- * Brand new fitted bathroom, new fitted wardrobes and new hard flooring or carpets throughout. Re plastered all walls.
- * Externally, New natural stone patio laid and fencing to boundary erected, recently tarmacked yard. Complete new construction of the garage with insulation.
- * Roof stripped and re-felted, new battens & tiles where needed. Chimney re-pointed
- * New fascia (treated wood and PVC) including soffits, dry verge and gable ends.
- * New seamless guttering and downspouts throughout
- * New telephone cables and latest BT socket fitted. New satellite cables fitted.

ENTRANCE HALL

With PVC front door, solid wood flooring, radiator, ceiling light, built in storage cupboard, and doors off too;

LIVING ROOM

6.06 x 3.37 (19'10" x 11'0")

A truly beautiful living space with new fitted uPVC windows and double doors opening onto the patio area, new gas fire with stone surround, wood flooring, ceiling lights and television point.



KITCHEN

3.6 x 2.7 (11'9" x 8'10")

New fitted solid oak kitchen with a range of wall and base units with work surfaces over, integral oven with electric hob over and extractor hood above, integrated fridge and freezer, void and full plumbing for washing machine. New tiled flooring, part tiled walls, new uPVC window and door opening onto the side, spot lighting and radiator/towel rail.



BEDROOM ONE

3.18 x 2.85 (10'5" x 9'4")

Double room with uPVC window to the front elevation, new fitted carpets, new built in wardrobes with mirrored sliding doors, ceiling light and radiator.



BEDROOM TWO

2.8 x 6.68 (9'2" x 21'10")

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



BEDROOM THREE

2.64 x 2.18 (8'7" x 7'1")

With uPVC window to the side, new fitted carpet, ceiling light and radiator.

BATHROOM

New fitted modern bathroom comprising panelled bath with shower over, vanity unit with close couple WC and inset wash hand basin. Tiled flooring, heated towel rail, and frosted uPVC window to the side elevation.



EXTERNAL

GARAGE

5.64 x 3 (18'6" x 9'10")

New built garage with insulated walls and new insulated roof, with power and lighting. New up and over door to the front opening onto the driveway.

FRONT

To the front of the property is a area laid to lawn, and driveway for parking.

REAR

There is an rear enclosed garden with an area laid to lawn, new laid natural stone patio entertainment area, and newly erected fencing to boundary.



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.