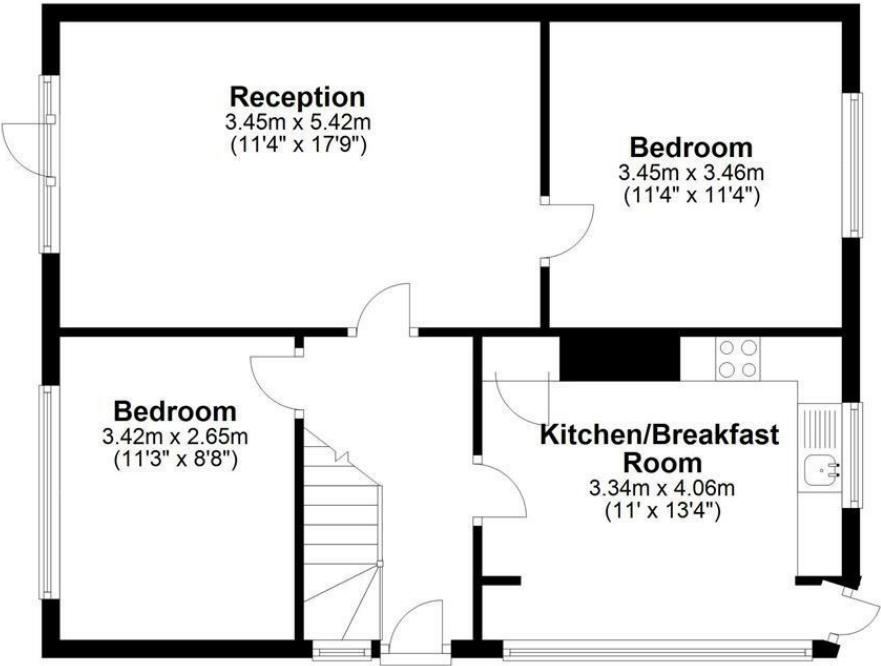
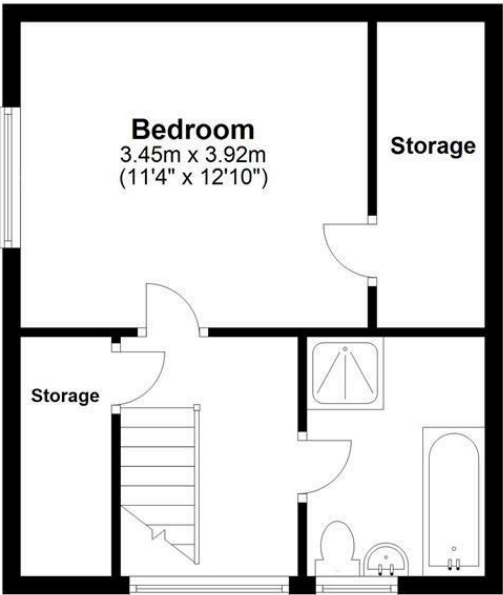


WOODHEAD
OSWESTRY SALES & LETTINGS

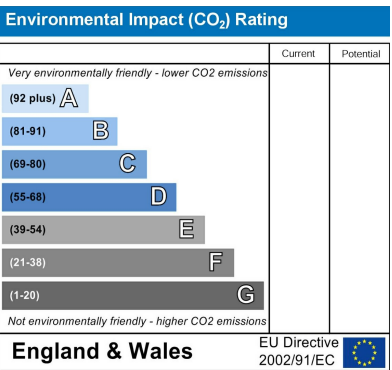
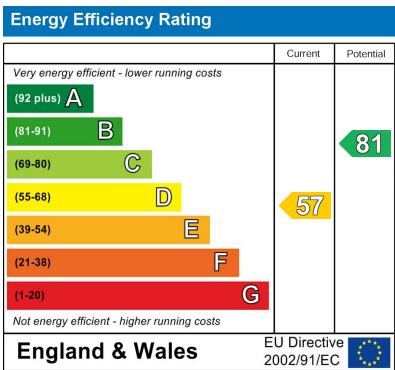
Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.



15 Powis Avenue, Oswestry, SY11 2JT

Offers in the region of £229,950

Woodhead Sales and Lettings are delighted to present this delightful semi-detached bungalow which is conveniently located in a quiet residential area close to Oswestry town centre. This property represents an excellent opportunity for those seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

The bungalow features a welcoming reception room, perfect for relaxing or entertaining guests. The layout is designed for ease of living, with a practical bathroom that caters to the needs of the household.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in residential areas. This convenience is particularly beneficial for families or those who frequently host visitors.

The location in Oswestry offers a blend of tranquillity and accessibility, with local amenities, schools, and parks within easy reach. This makes it an attractive option for both families and individuals alike.



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.

Directions

Proceed from Woodhead office along Leg Street out of town along B4579. After short distance take left at crossroads onto Middleton Road, over bridge to mini roundabout. take first exit Middleton road, first left onto Brookhouse Road and first right onto Walford Road. At the end of this short road is Powis Avenue, 36 can be seen to the right identified by our board.

Entrance Hall

3.964 x 2.010 (13'0" x 6'7")

uPVC Double glazed door , single panel radiator with thermostatic valve and solid wooden flooring with doors leading to Bedroom Three and Lounge.



Lounge

5.579 x 3.334 (18'3" x 10'11")

Front aspect uPVC bay windows, fitted carpet, gas fire and single panel radiator with thermostatic valve. Door leading to Bedroom Two.



Kitchen/Breakfast Room

4.296 x 3.796 (14'1" x 12'5")

Side and Rear aspect UPVC windows, door to driveway and rear. Range of eye and base units including built in pantry, space for washing machine, fridge freezer, kitchen table and electric fire. Dishwasher and doors leading to Entrance Hall.



Bedroom Two

3.342 x 3.691 (10'11" x 12'1")

Rear aspect UPVC windows, fitted carpet and single panel radiator with thermostatic valve



Bedroom Three

2.824 x 2.717 (9'3" x 8'10")

Front aspect UPVC windows, fitted carpet and single panel radiator with thermostatic valve



Landing

Storage cupboard and boiler.

Bedroom One

3.515 x 3.969 (11'6" x 13'0")

Front aspect uPVC windows, double panel radiator with thermostatic valve and fitted carpet, Walk in cupboard 3.328 X 1.231m.



Family bathroom

Side aspect UPVC frosted windows, single panel radiator, low level WC, basin, bath with shower attachment and further shower cubicle.



Front Garden

Gated driveway with ample off road parking and lawn area.

Rear Garden

Single sectional garage with windows and up and over door. low maintenance paving.



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.

COUNCIL TAX

The council tax band for the property is 'B' and the local authority is Shropshire.

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.

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.