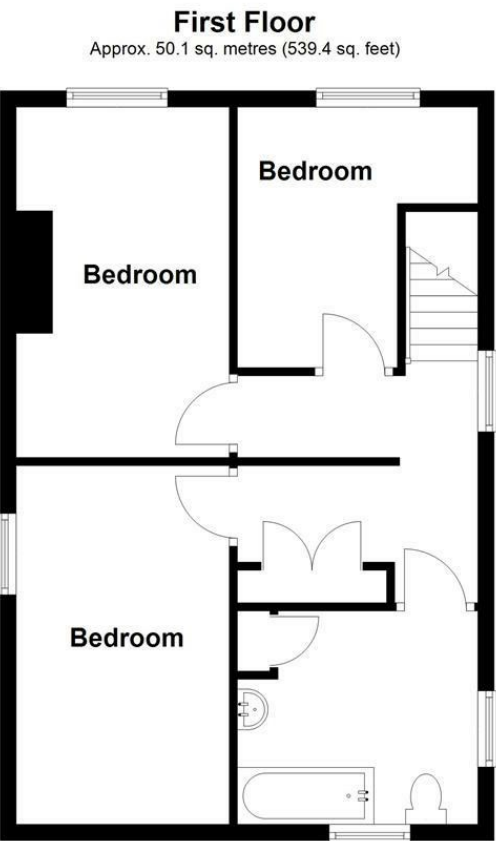
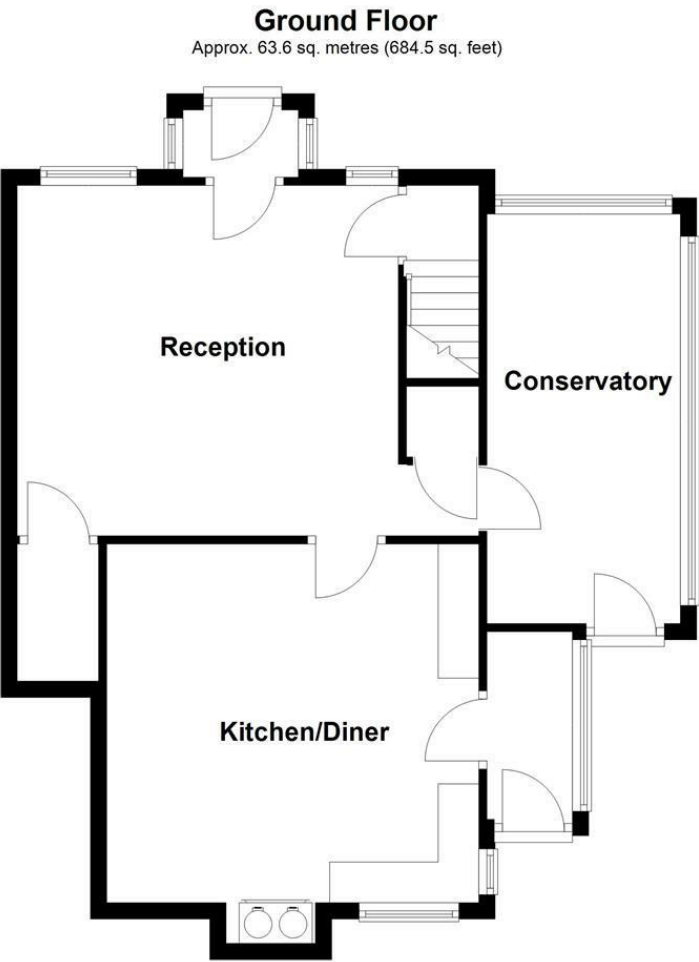


WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 113.7 sq. metres (1223.8 sq. feet)

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.

1 Woodlands Cott, *



1 Woodlands Cottages Gledrid, Chirk, LL14 5DG

Offers over £250,000

Woodhead Sales and Lettings are delighted to present this charming cottage full of character located in Gledrid on the outskirts of Chirk on the Shropshire side, a few hundred metres from the Welsh border. This delightful semi-detached family house was built circa 1810. It offers a unique blend of historical character and modern convenience. The property boasts an inviting atmosphere that is both warm and welcoming.

The house features two spacious reception rooms, perfect for entertaining or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a formal dining area. The three well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office.

The property includes a well-appointed bathroom, ensuring comfort and practicality for everyday living. Outside, you will find parking available for up to three vehicles, a valuable asset in this picturesque setting.

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



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12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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Directions

From Woodhead office, proceed to the A483 towards Chirk. At the Gledrid roundabout, take the second exit B5070 Chirk Road towards Chirk, passing the Poachers pocket on the left, the property is on the right just before the bend, highlighted by our board and a LOW PURPLE WALL.

Entrance Porch

1.682 x 2.050 (5'6" x 6'8")

Entry to this historical cottage is via a stable door leading to a brick enclosed porch with stone slab flooring.

Lounge

4.631 x 4.236 (15'2" x 13'10")

Front aspect UPVC double glazed windows, fitted carpet, cast- iron fireplace, built in cupboard, double-panel radiator, with thermostatic valve. This spacious room also benefits from original beams.



Conservatory

5.403 x 3.987 (17'8" x 13'0")

Side aspect UPVC doors and windows, benefiting from ceiling pleated blinds. This room offers the possibility to double up as an additional bedroom, dining room or office.



Kitchen/Diner

4.731 x 4.621 (15'6" x 15'1")

Rear aspect windows, gas 'heat ranger classic' Rayburn oven providing central heating and hot water, quarry tiled flooring, space for washing machine, dishwasher and tumble dryer, stainless steel sink unit with mixer tap. Leading off the kitchen you will find a utility room with further space for appliances.



Landing

Fitted carpets, built in storage, single panel radiator with thermostatic valve and loft hatch.

Bedroom 1

4.327 x 2.656 (14'2" x 8'8")

Front aspect windows, fitted carpet, ceiling fan and single panel radiator with thermostatic valve.



Bedroom 2

4.192 x 2.917 (13'9" x 9'6")

Side aspect UPVC window, cast-iron fireplace, ceiling fan, single panel radiator and original exposed woodwork.



Bedroom 3

3.468 x 2.958 (11'4" x 9'8")

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



Bathroom

2.832 x 2.898 (9'3" x 9'6")

Side and rear aspect windows, single paneled radiator, low level WC, bath with electric shower over, hand basin and airing cupboard.



Rear porch

Space for fridge freezer, tiled floor, window and stable door leading to the enclosed rear garden.

Front

Driveway for several vehicles with border shrubs.



Rear Garden

Fantastic valley views, seating area and enclosed garden.



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.