



153 Cabin Lane, Oswestry, SY11 2PF

£225,000

Welcome to this charming 3-bedroom house located on Cabin Lane in the picturesque town of Oswestry. This delightful property, built in 1990, boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories. The property features three cosy bedrooms, offering plenty of space for a growing family or for those who enjoy having a home office or guest room.

One of the highlights of this lovely house is the well-maintained bathroom, providing a tranquil space to unwind after a long day. Additionally, the property comes with a convenient driveway, ensuring you always have a designated parking spot right at your doorstep.

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	85

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	

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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Entrance Hall

UPVC door. coat hooks. carpet

Lounge

rear aspect UPVC patio doors.
side aspect windows
double panel radiator with thermostatic valve



Kitchen/ Diner

front aspect UPVC bay window
side aspect window
single panel radiator with thermostatic valve
range of eye and base units
under stairs cupboards
split oven, 5-ring gas hob. intergrated
fridge/freezer/dishwasher
space for washing machine
boiler installed 2019



Bedroom 1

front aspect UPVC windows, built-in storage/wardrobe
single panel radiator with thermostatic valve
carpet



Bedroom 2

rear aspect UPVC windows
wood effect flooring
single panel radiator



Bedroom 3

front aspect UPVC windows
single panel radiator
carpet



Family Bathroom

rear aspect frosted UPVC windows

heated towel rail
P-shaped bath, shower over
low-level WC
basin



Rear Garden

large workshop shed
low maintenance paving
shrub borders



Front Garden

2 vehicle driveway, lawn areas.
covered entrance



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.

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
.

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.