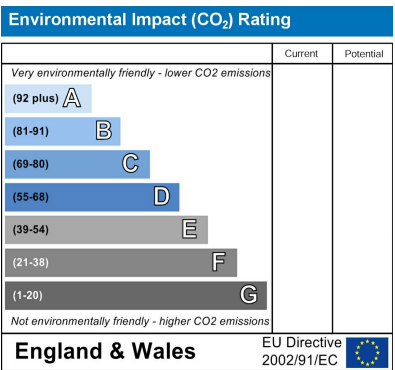
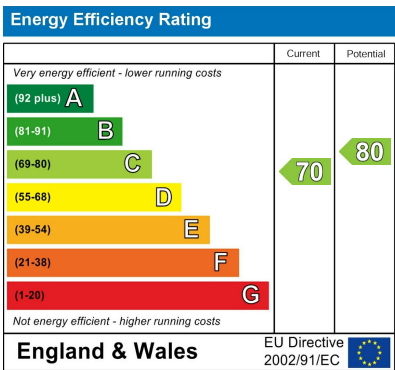


WOODHEAD
OSWESTRY SALES & LETTINGS



94 Cabin Lane, Oswestry, SY11 2PF

Offers in the region of £325,000

This well-appointed five-bedroom detached home is set in a much sought after area of Oswestry, offering generous living space, ample parking and a large rear garden. The ground floor includes a welcoming hallway, a front-aspect bedroom currently used as an office, and an open-plan sitting and dining room with bay window. To the rear is a modern style kitchen with extensive work surfaces, leading to a utility room and ground-floor bathroom, plus a light secondary dining area with wood burner. The first floor comprises family bathroom and four further well-sized bedrooms. Ideally located close to local amenities, transport links and Henley Woods, this property is highly recommended for early viewing.



We sell houses, We win awards, because We care

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

UPVC door leading to entrance porch, wood effect flooring, staircase ahead, ground floor bedroom/ office on the left hand side and access to the sitting room on the right.

Sitting Room

3.72 x 4.88 (12'2" x 16'0")

Sitting room with bay window to the front, wood effect flooring, radiator with thermostatic valve, access to study and kitchen



Study

2.75 x 3.05 (9'0" x 10'0")

Accessed from the reception room, wood effect flooring, single panel radiator and doorway leading to the kitchen



Kitchen

6.72 x 7.29 (22'0" x 23'11")

L-shaped kitchen with ceiling spotlights, featuring a central island incorporating a hob and integrated storage drawers. The kitchen benefits from extensive work surfaces, eye level cupboards, integrated fridge freezer, split oven, dishwasher and wine cooler. Convenient access to the adjoining utility room. To the rear, the kitchen opens into a light and airy spacious dining area, a wood burner and rear-facing windows that provide plenty of natural light and pleasant views over the garden.



Utility Room/ Ground Floor Bathroom

2.72 x 2.23 (8'11" x 7'3")

Utility room accessed from the kitchen space for washing machine and dryer, access to ground floor bathroom comprising WC, sink and side aspect window.

Landing

The landing offers access to the four bedrooms, family bathroom, airing cupboard and loft hatch.

Bedroom 1

4.43 x 2.95 (14'6" x 9'8")

Located to the front of the property, the bedroom benefits from double windows and radiator



Bedroom 2

2.73 x 3.81 (8'11" x 12'5")

Front aspect with fitted wardrobe and single panel radiator.



Bedroom 3

2.73 x 3.23 (8'11" x 10'7")

Rear aspect with window overlooking the garden



Bedroom 4/ Dressing Room

2.45 x 2.86 (8'0" x 9'4")

Bedroom currently set up and used as a dressing room with single radiator and frosted glass window.



Bedroom 5/ Office

2.23 x 2.31 (7'3" x 7'6")

Situated on the ground floor and to the front of the property, this room is currently used as an office.



Family Bathroom

4.55 x 1.79 (14'11" x 5'10")

Spacious family bathroom comprising sink, WC, two heated towel radiators, walk in shower and bath tub.



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 'x' and the local authority is.

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 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

COUNCIL TAX

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

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