

WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 130.9 sq. metres (1408.8 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 PlanIt.

Brookside Cottage KAD, *



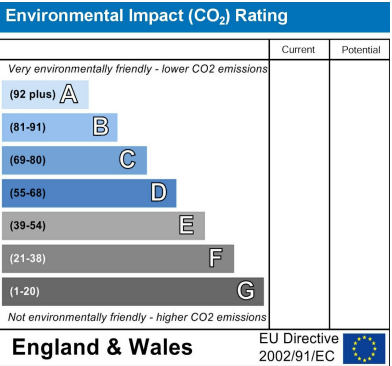
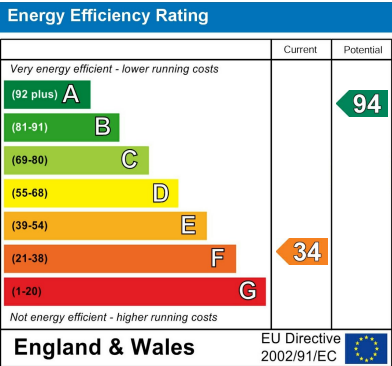
Brookside Cottage , Oswestry, SY10 9BU

Offers in the region of £365,000

NO ONWARD CHAIN! Nestled in the charming village of Llansilin, near Oswestry, this delightful detached house offers a unique blend of historical character and modern convenience. Dating back to 1700, the property boasts an impressive age that adds to its allure, making it a perfect choice for those who appreciate traditional architecture.

Inside, the home features two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests, while the two bathrooms offer practicality and comfort for everyday living.

One of the standout features of this property is the generous parking space, accommodating up to six vehicles, which is a rare find in such a picturesque setting. This makes it ideal for families or those who enjoy hosting gatherings.



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

The property is entered via a UPVC stable door with a storm porch over

Reception

4.078 x 5.313 (13'4" x 17'5")

Front aspect UPVC windows, wooden flooring, large fireplace, ceiling beams and understairs cupboard



Kitchen

3.986 x 5.266 (13'0" x 17'3")

Front and Rear aspect UPVC windows, Aga oven heating for hot water, sink and mixer tap, ceiling beams, range of eye and base units, double panel radiator with thermostatic valve, quarry tiles flooring, space for washing machine and fridge



Landing

Wooden floor, rear aspect ceiling window, airing cupboard and loft hatch

Bedroom 1

4.120 x 4.951 (13'6" x 16'2")

Front aspect UPVC windows, rear aspect ceiling window, fitted carpet, single panel radiators with thermostatic valves and built in wardrobes



Bedroom 2

4.638 x 4.237 (15'2" x 13'10")

Front aspect UPVC windows and rear aspect ceiling windows, mezzanine bed, built in wardrobes and single panel radiators with thermostatic valves



Family Bathroom

1.706 x 2.461 (5'7" x 8'0")

Rear aspect ceiling window, shower cubicle, hand basin, low level WC, wooden floor and single panel radiator

Gardens

Parking area for a number of vehicles, large metal workshop 5.21 x 4.071m, 3/4 acre terraced gardens with rural views, lawns, vegetable plot with green house, further shed, seating area, summer house with decking and pond



Annex

The annex can be a separate dwelling with its own entrance, or internally through main house kitchen doors



Bedroom 3

4.264 x 2.871 (13'11" x 9'5")

Front and side aspect UPVC windows, wooden flooring and single panel radiator with thermostatic valve

Bathroom

2.254 x 2.184 (7'4" x 7'1")

Front aspect UPVC windows, single panel radiator with thermostatic valve, hand basin, low level WC, cubicle with triton shower



Kitchen

2.342 x 2.244 (7'8" x 7'4")

Front aspect UPVC windows, stainless steel sink unit with mixer tap, oven and hob, range of eye and base units space for fridge

Reception

3.054 x 5.210 (10'0" x 17'1")

Front aspect UPVC door and windows, side aspect patio doors, log burner, double panel radiator with thermostatic valve and storage cupboard

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 bore hole: septic tank: oil 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 'D' 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 9.00am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.