



Birchwood Court, Oswestry SY10 7TY

£825

A well presented 2 bedroom terraced property situated within a cul-de-sac location in the village of Weston Rhyn near Oswestry. This excellent property benefits from having a kitchen/dining room, downstairs w.c, 2 bedrooms and a well maintained rear garden. The village of Weston Rhyn has a number of local amenities and sits approximately 4 miles from the market town of Oswestry and also has excellent access to major road routes for commuting. In brief the property comprises of; lounge, kitchen/dining room and downstairs w.c to the ground floor and 2 bedrooms and bathroom to the first floor.

- A 2 bedroom terrace property
- Kitchen/dining room
- Village location close to Oswestry
- Well presented
- Well maintained rear garden
- Cul-de-sac location



Lounge

A well presented lounge with a double glazed window to the front, door to a storage cupboard, stairs off to the first floor, wood effect flooring.

Kitchen/Dining Room

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, plumbing for a washing machine, space for a fridge/freezer, part tiled walls, tiled flooring, door to rear garden, 2 double glazed windows.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, tiled flooring, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

Spacious with brand new carpet flooring, double glazed window to the front, built in wardrobe.

Bedroom 2

Double glazed window to the rear, brand new carpet flooring.

Bathroom

Fitted with a low level w.c, wash hand basin with vanity unit under, bath with shower over, part tiled walls, double glazed window.

Rear Garden

To the rear is a part paved, part gravelled garden with access to a timber shed.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your

co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Key Tenant facts

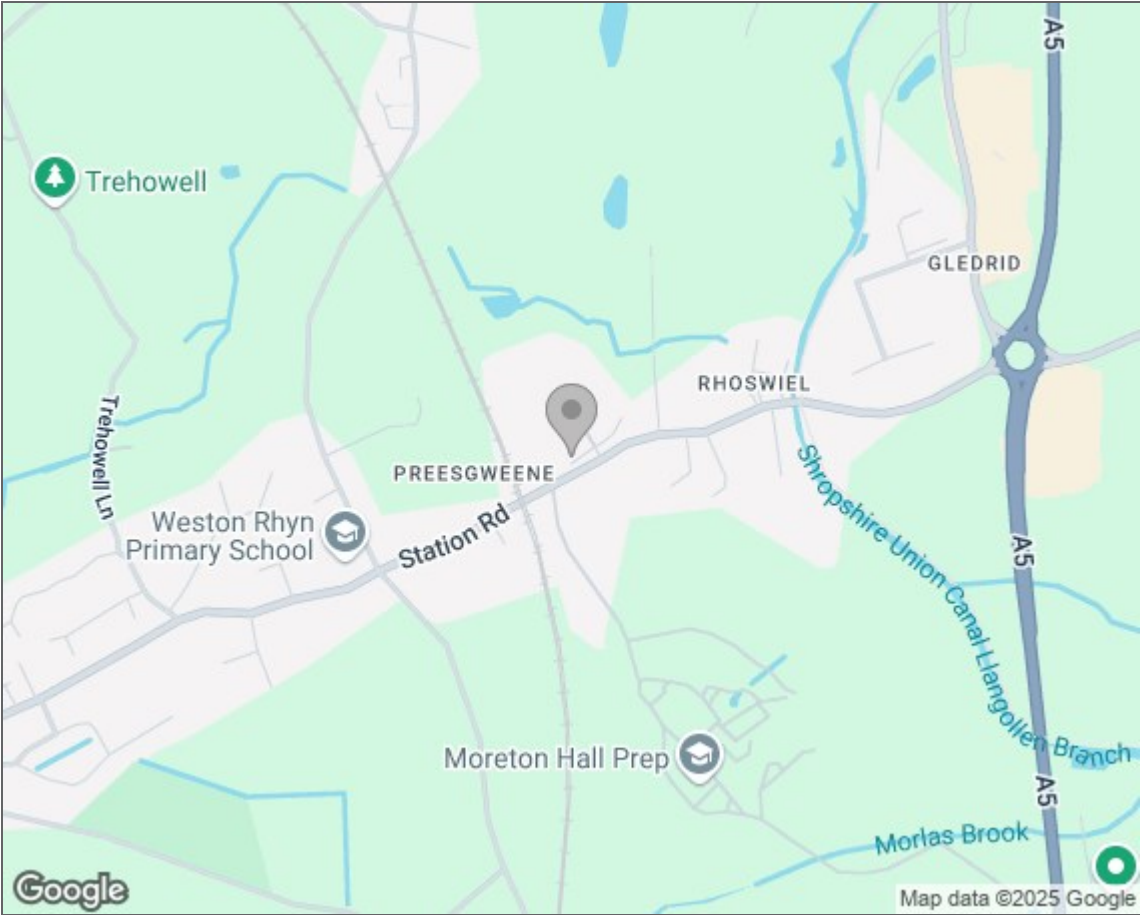
The material information for the tenants key facts can be viewed through the web links on the property portal the property is viewed on.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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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