

# Town & Country

Estate & Letting Agents



**11 Robert Jones Way, Park Hall, SY11 4FF**

**25% Shared Ownership £65,000**

Town and Country Oswestry offer this superb three bedroom semi detached family home set on the edge of a modern development in the sought after area of Park Hall just on the outskirts of Oswestry. The purchase price represents a 25% share of the property with the option to own up to 80%. The property has well laid out accommodation, hallway, lounge, kitchen/ dining room, three bedrooms and a family bathroom. There is off road parking and gardens to the rear looking out onto open fields. Oswestry is just a five minute drive away along with good rad networks and larger towns.

### Directions

From our Oswestry office proceed out of the town taking the Whittington Road. At the roundabout proceed straight over towards Whittington. Continue on this road taking the third turning on the left. Follow this road along passing the 'Venue' on the right hand side. Take the turning on the right onto Agnes Hunt Drive and then follow the road around to the left onto Robert Jones Way where the property will be found directly in front of you.

### Property Overview

The property sale represents 25% of the purchase with the rest of the property having a rent payable to Wrekin Housing. This rent is currently £422.07 per month which includes rent and service charge. The rent covers both the annual boiler service and the buildings insurance. We are informed by the current owners that it is possible to buy up to 80% of the property if required. More details are available from our office.

### Accommodation Comprises

#### Lobby

A lobby area leads into the property with a part glazed door to the front, a window to the side, wood flooring, radiator and an archway into the hallway.

#### Inner Hallway



The hallway has the stairs leading to the first floor, wood flooring, radiator and doors leading to the cloakroom, lounge and the kitchen.

### Lounge 15'5" x 9'6" (4.70m x 2.90m)



The bright lounge has a window to the front, radiator and a modern wall hung electric fire.

### Kitchen/ Dining Room 16'7" x 8'2" (5.08m x 2.49m)



The well laid out kitchen/ dining room has a good range of base and wall units in gloss cream with contrasting work tops and upstands, space for a fridge/ freezer, part tiled walls, cooker point, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a washing machine, vinyl flooring, two windows to the rear, and a part glazed door to the rear leading out to the garden.

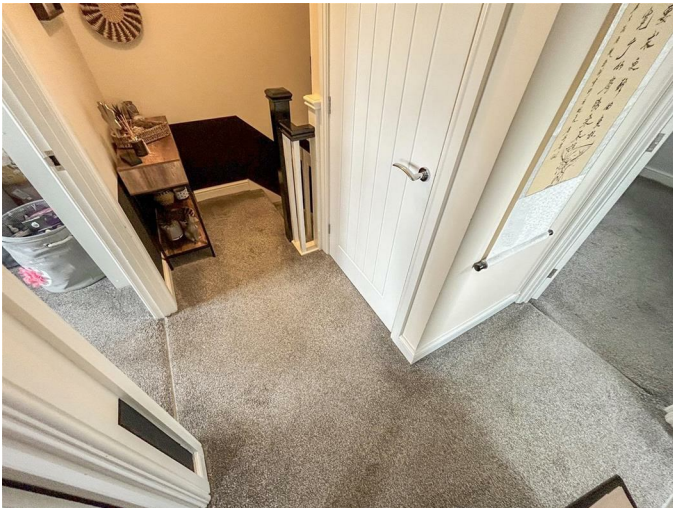
### Additional Photo



### Cloakroom

The cloakroom has a wash hand basin, low level w.c., radiator, vinyl flooring and an extractor fan.

### First Floor Landing



The first floor landing has a store cupboard off, loft hatch and doors leading to the bedrooms and the bathroom.

### Bedroom One 13'1" x 8'6" (4.01m x 2.61m)



The good sized double bedroom also has a recessed area for a wardrobe along with two windows to the front and a radiator.

### Additional Photo



### Family Bathroom



The well appointed family bathroom has a panel bath with a mains powered shower over, a window to the side, low level w.c., wash hand basin,

radiator, vinyl flooring, extractor fan, shaver light and part tiled walls.

### Bedroom Two 9'6" x 8'2" (2.92m x 2.51m)



The second double bedroom has a radiator and a window to the rear with views over the open fields.

### Bedroom Three 8'3" x 6'5" (2.52m x 1.96m)



The third bedroom also has a radiator and a window to the rear with great views.

### To The Outside

The property has a good sized block paved driveway at the side providing parking for several cars. The garden is lawned and a gate gives access to the rear.

### Rear Gardens



The private rear garden is a fantastic place to sit and relax taking in the open views over the countryside. There is a paved patio, lawns beyond, two external power points, raised flower beds and an outside tap.

### Additional Photo



### Views To The Rear



### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

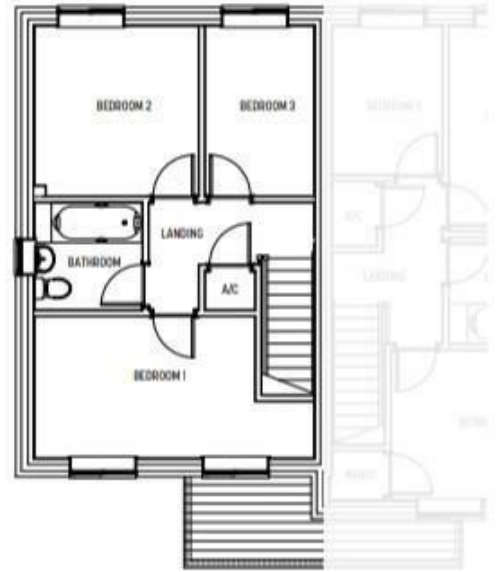
# Floor Plan

**GROUND FLOOR**



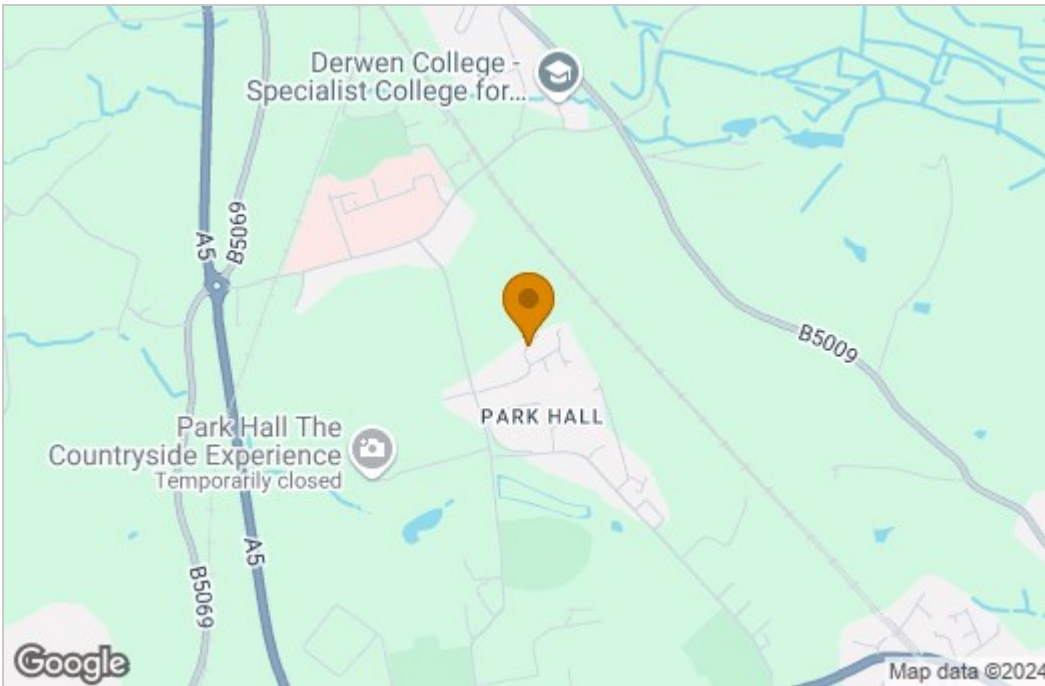
Lounge	3034 x 4762mm	9'-11 3/8" x 15'-7 1/2"
Kitchen/Dining Area	5206 x 3173mm	17'-1" x 10'-4 7/8"
WC	910 x 1730mm	2'-11 3/16" x 5'-8 1/8"

**FIRST FLOOR**

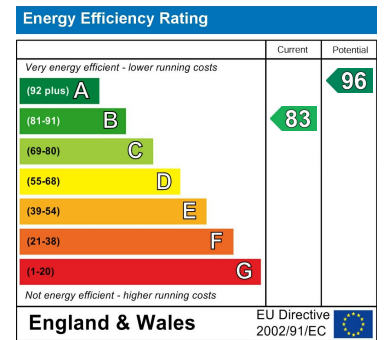


Bathroom	2006 x 2000mm	6'-7" x 6'-6 3/4"
Bedroom 1	5206 x 4108mm	17'-1" x 13'-5 3/4"
Bedroom 2	3056 x 3173mm	10'-0 3/8" x 10'-4 7/8"
Bedroom 3	2025 x 3173mm	6'-7 3/4" x 10'-4 7/8"

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk