

# Town & Country

Estate & Letting Agents



**34 Park Crescent, Park Hall, SY11 4AR**

**Offers In The Region Of £215,000**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this immaculate, modern, spacious, high specification home set on a beautiful recently constructed exclusive development in the highly sought after area of Park Hall. The immaculate interior offers great family living and offers an open plan ground floor layout ideal for entertaining whilst the upstairs benefits from two double bedrooms both having well appointed en-suite facilities. There is a well maintained garden to the rear along with driveway parking for two cars. An absolute gem of a property with viewing essential to appreciate the location and condition of this lovely home.



### 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 second turning right onto Park Crescent. Follow the road down onto the new development and follow it around into the right hand cul de sac where the property will be found on the right hand side identified by our for sale board.

### Accommodation Comprises:

#### Porch

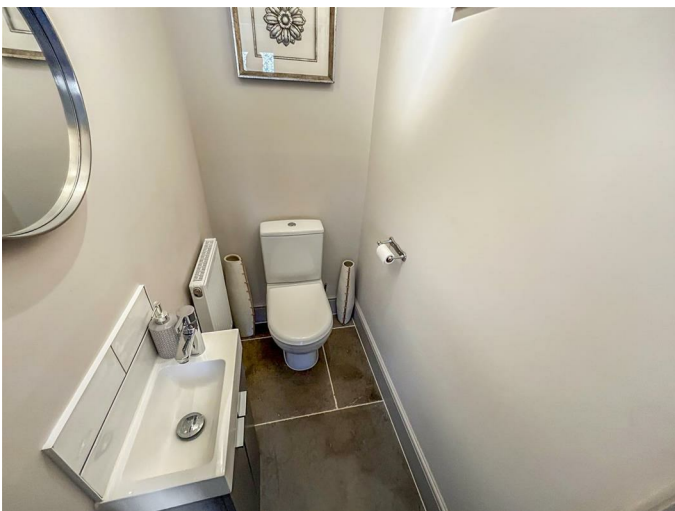
The property has a canopy porch over the front door with courtesy lighting.

#### Hall



The hallway has lovely flagged style tiled flooring, a part glazed door to the front and a door leading to the cloakroom. The hallway opens out onto the lounge.

#### Cloakroom



The cloakroom has the continuation of the tiled flooring, a low level W/C, wash hand basin on a modern vanity unit with a mixer tap over, radiator and an extractor fan.

### Lounge 11'0" x 27'5" (3.37m x 8.38m )



The good sized bright lounge has a window to the front, oak flooring, a radiator, wall lighting, flagged hearth with an oak beam over and an electric long burning stove fire inset and a built in understairs cupboard. The lounge opens onto the kitchen making it an ideal place to entertain and relax.

### Additional Photo





## Kitchen/Dining Room



The kitchen has flagged effect tiled flooring and is fitted with a good range of base and wall units in a stunning modern navy blue finish with contrasting worktops and upstands over, electric oven, ceramic hob with glass splash back, radiator, one and a half bowl ceramic sink with a mixer tap, integrated extractor fan, integrated fridge/freezer, integrated dishwasher, stairs off to the first floor, doors leading to the utility area and patio doors leading onto the rear garden.

### Additional Photo



### Utility

The utility area has plumbing for a washing machine, work surface, storage space and a Glow-Worm Gas fired boiler.

### Landing

The landing area has doors leading to the two bedrooms.

## Bedroom One 10'11" x 11'3" (3.35m x 3.43m )



The first double bedroom has a window to the rear overlooking the garden, radiator, double wardrobe with rails and shelving, loft hatch and a door leading to the en suite bathroom.

### Additional Photo



## Ensuite Bathroom



The modern en suite bathroom is fitted with a panelled bath with a mixer tap and a shower head



over with two shower heads, glass screen, wash hand basin on a modern vanity unit with a mixer tap, low level W/C, heated towel rail, vinyl floor, spotlighting, part tiled walls and an extractor fan.

### **Bedroom Two 10'2" x 9'6" (3.12m x 2.92m )**



The second double bedroom has a window to the front, radiator, built-in deep double wardrobe with rails and shelving and a door leading to the en suite shower room.

### **Ensuite Shower Room**



The en suite shower room has a double shower cubicle with two shower heads, a wash hand basin on a modern vanity unit with mixer tap over, low level W/C, heated towel rail, vinyl flooring, spotlighting, extractor fan and part tiled walls.

### **To The Outside**



The property has a gravelled driveway providing parking for two cars, There is also a useful bin storage area at the end of the driveway.

### **Driveway**



### **Front garden**

The low maintenance front garden has flower beds and an Indian stone paved pathway leading to the front door.



## Rear garden



The immaculate rear garden is a great place to relax and entertain and has an Indian stone paved patio with lawned gardens beyond, shed, outdoor tap and outside lighting. The garden is fully enclosed making it ideal for pets and children.

## Additional Photo



## 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.

## Services

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

## 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.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

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

## 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.

## Money Laundering Regulations

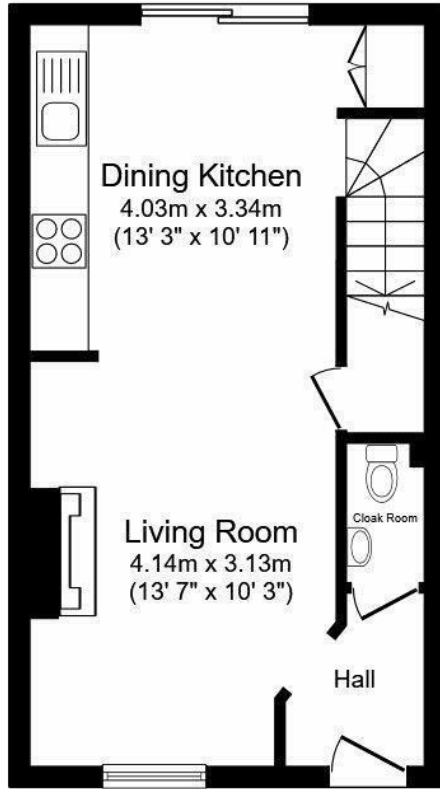
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

## Additional Information

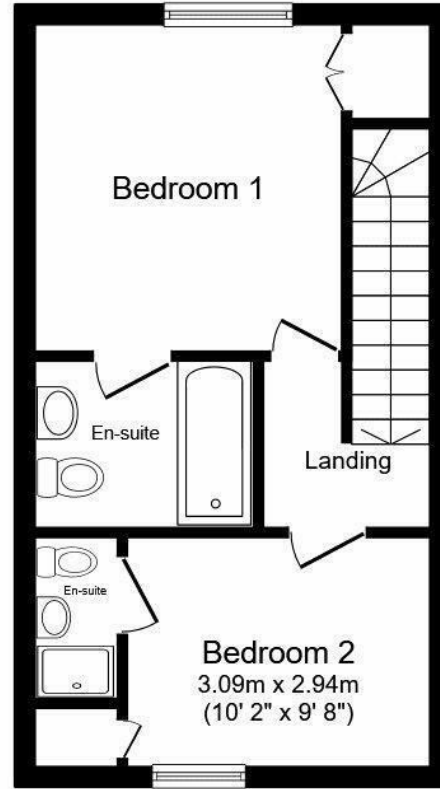
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



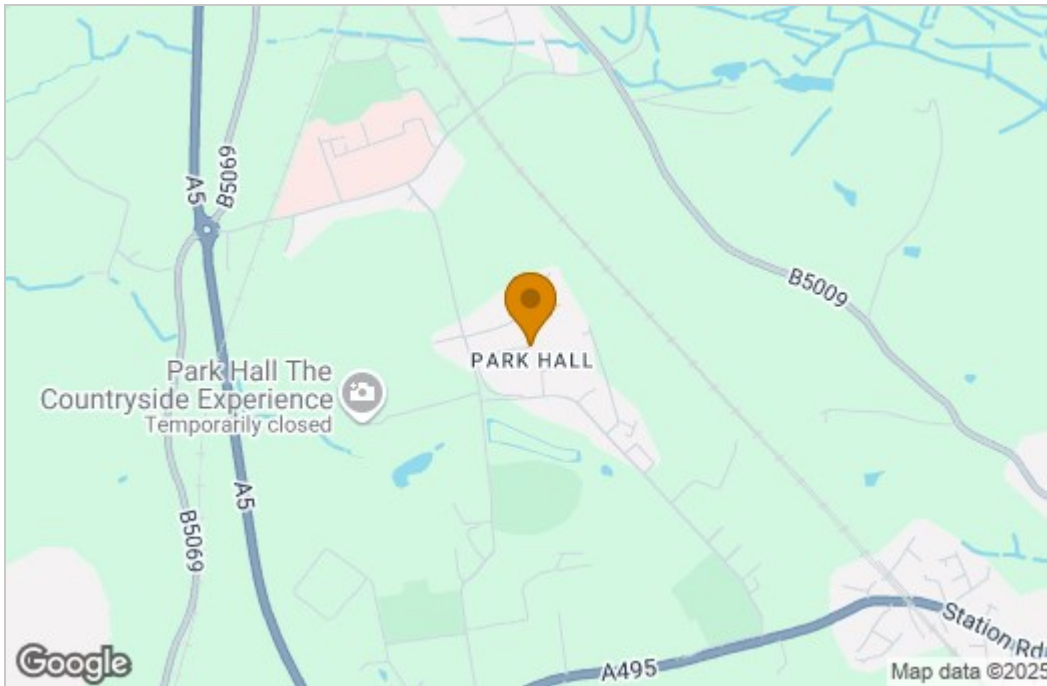
**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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