

# Town & Country

Estate & Letting Agents



**Llwyn West Drive, Park Hall, SY11 4AB**

**Offers In The Region Of £399,500**

Town and Country Oswestry are pleased to offer this spacious period family home set in a private 'tucked away' sought after position close to Oswestry. The property dates back to the 1930's and is full of charm and original features sitting in a good sized plot with gardens to all sides, extensive double gated driveway and a detached garage. The accommodation comprises a large hallway with stained glass door, lounge, conservatory, dining room, kitchen/breakfast room, study and cloakroom. Th the first floor there are three excellent double bedrooms (one with en suite) and a family bathroom. The pretty gardens are another lovely feature of this property. Oswestry is just a five minute drive away offering all daily amenities.



## Directions

From our Oswestry office proceed out of the town and follow the signs for Whittington. Proceed along Whittington Road until reaching the roundabout. Proceed straight over towards Whittington and after approximately 250 metres turn left onto West Drive (identified by our pointed). Follow the lane down where the property will be found on the left hand side.

## Accommodation Comprises



## Porch



The entrance porch has a quarry tiled floor and a beautiful original stained glass entrance door with side panels leading into the property.

## Hallway



The impressive entrance hall offers lots of space and has a radiator, original plate rack, coved ceiling, under stairs storage cupboard and a staircase leading to the first floor. Doors lead off to the lounge, dining room and the kitchen.

## Lounge 13'5" x 11'11" (4.10m x 3.64m)



The spacious lounge has a lovely arch window to the side, radiator, archway leading to the conservatory, dado rail, wall lighting, coved ceiling and a focal log burning stove with a wood surround and a tiled hearth.



### Additional Photo



### Dining Room 13'6" x 11'11" (4.12m x 3.65m)



The dining room is another great reception space and is ideal for entertaining. Having a bow window overlooking the gardens, a window to the side, radiator, decorative coving, wall lighting and an inset focal modern gas fire.

### Conservatory 12'5" x 10'5" (3.81m x 3.20m)



The bright conservatory really links the house with the garden and has a dwarf wall, upvc frame and French doors leading out to the garden.

### Kitchen/ Breakfast Room 19'1" x 9'11" (5.83m x 3.03m)



The generous kitchen/ breakfast room is fitted with a good range of base and wall units with work surfaces over, plate racks, display cabinets, breakfast bar, plumbing for a washing machine, plumbing for a dishwasher, one and a half bowl sink with a mixer tap over, Rangemaster double oven with gas hob, Rangemaster chimney style extractor fan, part tiled walls, tiled flooring, radiator, beamed ceiling, space for an American fridge, a window to the front and side and a part glazed door leading out to the side. A door leads through to the study.

### Additional Photo





### Additional Photo



tap over, tiled flooring and a wall mounted Main boiler.

### Half Landing



### Additional Photo



The stairs lead up to a half landing with a stunning original stained glass window overlooking the garden.

### First Floor Landing



### Study 6'11" x 5'4" (2.13m x 1.63m)



The study has a radiator and a tiled floor. A door leads through to the cloakroom.

### Cloakroom

The cloakroom has a window to the side, low level w.c., wash hand basin on a vanity unit with a mixer

The good sized landing has a radiator, built in linen cupboard and doors leading to the bedrooms and the bathroom. We are informed by the owners that they have looked into extension to create a fourth bedroom above the study with access created through the linen cupboard.



**Bedroom One 14'11" x 10'0" (4.56m x 3.07m)**



A bright, spacious double bedroom having a window to the side, coved ceiling and a radiator. A door leads through to the en suite.

**En Suite**



The en suite has a window to the side, low level w.c., wash hand basin, shower cubicle with mains shower, fully tiled walls, vinyl flooring and an extractor fan.

**Bedroom Two 13'6" x 12'0" (4.13m x 3.66m)**



Bedroom two is an excellent double room having a window overlooking the garden and a window to the side, radiator, dado rail and a coved ceiling.

**Bedroom Three 13'6" x 12'0" (4.13m x 3.66m)**



The third double bedroom has a beautiful arched window overlooking the garden, a window to the side, radiator, coved ceiling and a dado rail.

**Additional Photo**





### Family Bathroom 8'5" x 6'4" (2.57m x 1.95m)



The lovely family bathroom has a free standing roll top bath with claw feet and a central mixer tap with shower head, heated towel rail, low level w.c., vintage wash hand basin, part panelled walls, coved ceiling and a window to the side.

### To The Outside



### Driveway and Parking



The property is accessed from the lane through two five bar gates. The driveway is gravelled and offers parking for several cars. An additional set of five bar gates provides a second entrance/ exit to the driveway allowing cars to drive in and out.

### Additional Photo



### Garage



The detached garage has two timber doors to the front and an adjoining workshop to the rear. A gate gives access along the side to the gardens.

### Gardens



The large, private gardens are another great feature of this lovely home. Being mainly laid to lawn with mature shrubs, flower beds and established



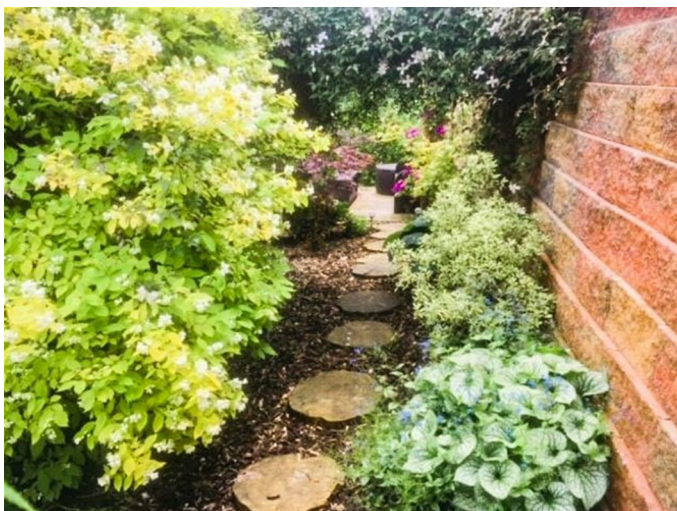
specimen trees. There is a patio area along with a garden shed, dog run and metal storage shed. to the far side there is a pretty pergola area ideal for sitting out and enjoying the garden.

**Additional Photo**



The current owners are keen gardeners and have provided photographs of the garden in bloom during the Summer months.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**





### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### 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, 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 D.



## **Services**

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

## **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.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

## **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.

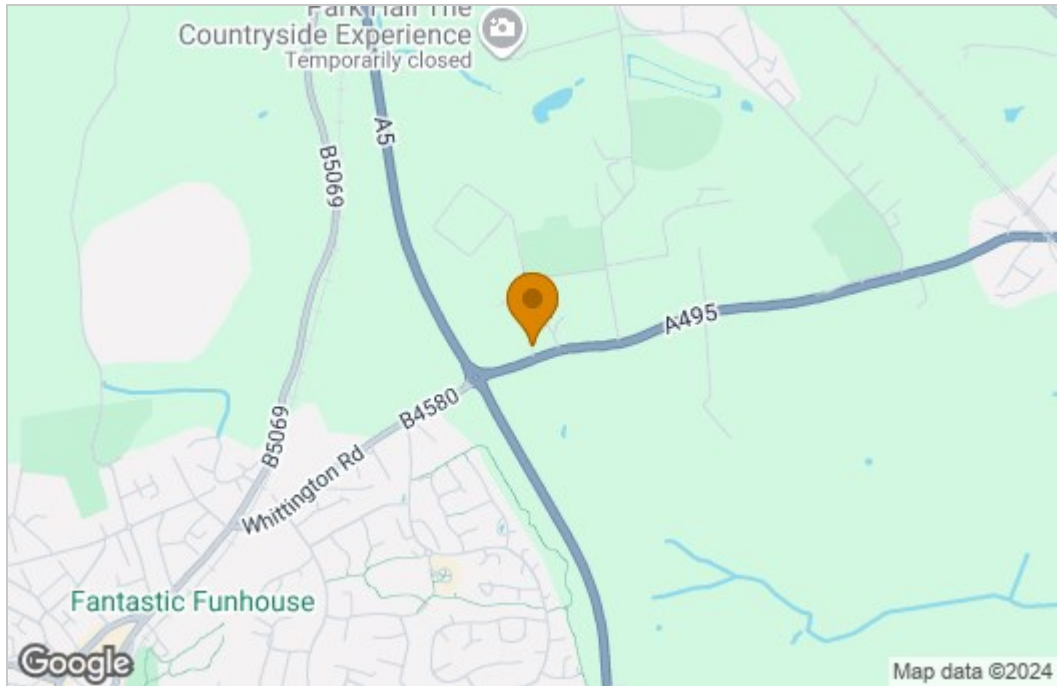
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



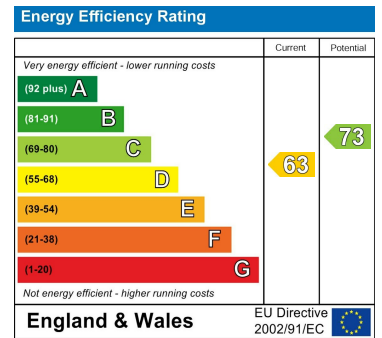
# Floor Plan



# Area Map



# Energy Efficiency Graph



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