

# Town & Country

Estate & Letting Agents



**36 Park Crescent, Oswestry, SY11 4AR**

**Offers In The Region Of £359,955**

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 beautiful interior offers great family living and an open plan ground floor layout ideal for entertaining whilst the upstairs benefits from three bedrooms, one having an en-suite. There is a well maintained garden to the side along with driveway parking for two cars and a single garage. 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.

## Accommodation Comprises:

### Hallway

The hallway has a part glazed door to the front with tiled flooring, a part glazed door to the cloak room, utility and Kitchen/Dining room.

### Cloakroom 3'3" x 7'6" (1.01m x 2.29m)



The cloakroom has a window to the side, WC and wash hand basin on a modern vanity unit, tiled flooring and a radiator.

### Utility Room 4'1" x 5'7" (1.27m x 1.71m)

The utility room has space and plumbing for a washing machine and good storage with shelving.

## Dining Room 10'7" x 14'10" (3.25m x 4.54m)



The beautiful dining room has a window to the front fitted with plantation style shutter blinds. tiled flooring, a radiator, TV point and a cupboard under the stairs. The focal point of this lovely room is the dual aspect cast iron log burning stove with a shelf above and integrated shelving. The stairs lead to the first floor and the dining room opens out onto the kitchen. A door leads through to the lounge.

## Additional Photo



### Additional Photo



### Fireplace



### Kitchen 10'7" x 9'1" (3.24m x 2.78m)



The modern kitchen has a window to the rear and a window to the side and are both fitted with plantation style shutter blinds. There is a good range of fitted wall and base units offering lots of storage with contrasting work surfaces over and a one and half sink bowl with a mixer tap. With an integrated

dishwasher and fridge freezer and four ring hob with extractor hood over. There is also an eye level oven and grill, pull out larder unit, spotlighting and tiled flooring running through from the dining room.

### Additional Photo



### Additional Photo



### Lounge 11'0" x 17'10" (3.37m x 5.46m)



The bright yet cosy lounge has a window to the front

and a window to the side both fitted with plantation style shutter blinds. With oak flooring, two radiators, TV point and patio doors leading out to the gardens. The room has wall lights and spotlighting, cast iron log burner opening onto the dining room, mantle above and integrated shelving to the sides offering good storage.

#### Additional Photo



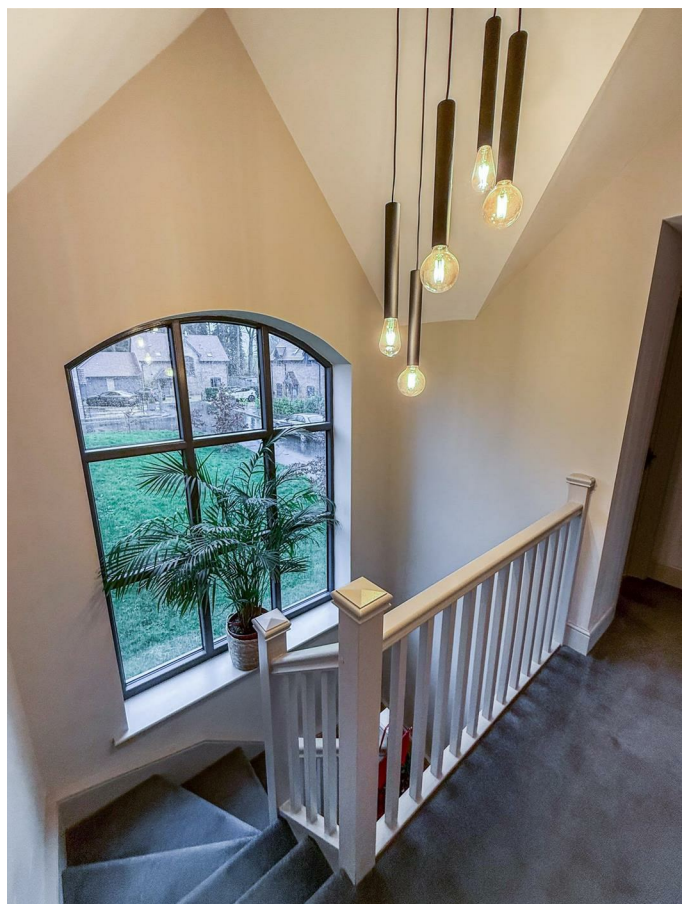
#### Additional Photo



#### Fireplace



#### First Floor Landing



The landing has doors leading to the bedrooms and bathroom, radiator, a stunning feature arched window to the rear letting in lots of natural light and a part vaulted ceiling.

**Bedroom One 10'4" x 10'5" (3.16m x 3.19m)**



The good size double bedroom has a window to the side, a radiator, TV point, built in double wardrobe and a door leading to the en-suite.

**Additional Photo**



**Bedroom Two 9'9" x 10'6" (2.99m x 3.22m)**



The second good size double bedroom has a window to the side, a radiator and a built in wardrobe and storage cupboard.

**Additional Photo**



**En-suite 10'7" x 4'8" (3.25m x 1.43m)**



The beautifully appointed en-suite has a Velux window, a fully tiled shower cubicle, wash hand basin on a modern vanity unit and W/C. With tiled flooring and heated towel rail.

**Bedroom Three 7'3" x 9'4" (2.22m x 2.87m)**



The third bedroom has a window to the front, a radiator and a built in wardrobe.

### Family Bathroom 10'8" x 4'9" (3.26m x 1.46m)



The good sized family bathroom has a Velux window, panelled bath with mixer tap and a shower attachment. Part tiled walls, a wash hand basin on a modern vanity unit, W/C, vinyl flooring and a heated towel rail.

### To The Outside

### Garage 18'2" x 9'9" (5.56m x 2.98m)



The single detached garage has a up and over door to the front, power and lighting and a door to the side leading to the garden.

### Front Garden

The front of the property has a good sized gravelled driveway with a path leading to the front door and canopy porch with outside lighting.

### Rear Garden



The private rear garden has a large paved patio area located off the lounge ideal for entertaining and relaxing. The garden is lawned with raised flower beds running along the side. There is a purpose built bar at the end of the garden with further areas to sit and entertain. The garden is fully enclosed by fence panelling making it ideal for children and pets. A gate leads out to the driveway at the front.

### Additional Photo



### Additional Photo



### Rear Elevation



### Tenure/Council Tax

We understand the property is leasehold, 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.

### 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.

### 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.

### 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



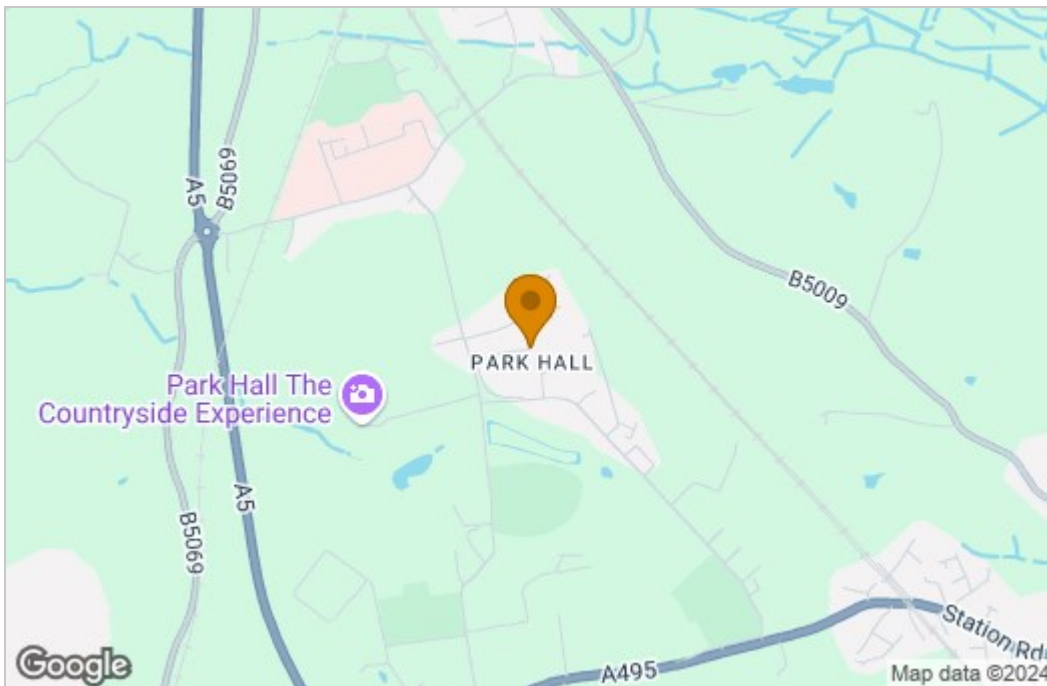
Floor 0 Building 1



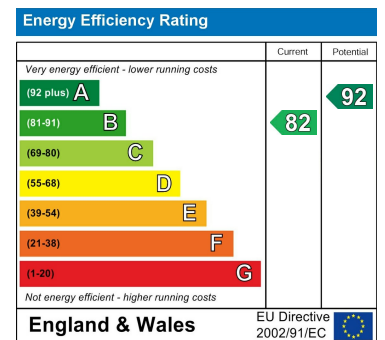
Floor 1 Building 1



## Area Map



## Energy Efficiency Graph



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