

# Town & Country

Estate & Letting Agents



**7 Penson Walls Park Avenue, Oswestry, SY11 1FA**

**Offers In The Region Of £475,000**

WITH NO FORWARD CHAIN!! Nestled in a tucked away position just off Park Avenue in Oswestry, this stunning modern detached ECO town house offers an exceptional living experience. With a high specification that includes energy-efficient features such as solar panels and an air source heat pump, this property is designed to meet the demands of contemporary living while being kind to the environment and very efficient to run. The spacious accommodation is thoughtfully laid out, providing three to four well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two bathrooms are finished to a high standard, ensuring comfort and convenience for all residents. The heart of the home is a welcoming kitchen/dining room that flows seamlessly into the rest of the property, creating an inviting atmosphere for both relaxation and entertaining. Underfloor heating throughout adds an extra touch of luxury, ensuring warmth and comfort during the colder months. Situated in a convenient private town location, this property is within walking distance of the vibrant town centre, offering easy access to local amenities, shops, and services. The exceptional finish and quality fixtures and fittings throughout the home reflect a commitment to excellence, making this property a true gem in the market. This modern town house is not just a place to live; it is a lifestyle choice that combines comfort, efficiency, and convenience in one attractive package. Do not miss the opportunity to make this remarkable property your new home.

## Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road along and turn right onto Park Avenue. Take the first turning left after approximately 50 metres. The property will be found at the far end.

## Property Overview

The property has been built to a high finish to create an A rated energy efficient home. The property has air source heating along with a state of the art solar panel installation meaning the property has low running costs. The high specification continues internally with the addition of touches such as touch sensitive lighting, electric blinds, oak woodwork throughout and underfloor heating to both floors. Externally there are various electric points and power sources ideal for a hot tub etc. the property also has an electric car charging point. The versatile outbuilding could be adapted for a number of uses and makes an ideal home office/ studio or even guest accommodation.

## Hall



The bright hallway has a part glazed door to the front and window to the front. Tiled floor with underfloor heating, spot lighting, double glazed doors lead through to lounge and doors lead to the cloakroom, kitchen, utility and bedroom four.

## Lounge 18'9" x 14'2" (5.73m x 4.34m)



The good sized L shaped lounge has two windows to the rear and one to the front, tiled flooring with under floor heating, spot lighting and a built in media unit with storage. The stairs lead off to the first floor with an oak and glass banister and hand rail.

## Additional Photo



## Cloakroom



The cloakroom has tiled flooring with under floor

heating and is fitted with a W/C, wash hand basin on a modern vanity with mix tap and an extractor fan.

**Kitchen/Dining Room 15'11" x 14'2" (4.87m x 4.33m)**



The beautifully appointed kitchen/ dining room is the real heart of this stunning home. Fitted with a good range of high quality base and wall units in a modern blue tone with contrasting courts work surfaces over, a central island with a 5 ring induction hob, plinth lighting and chimney style extractor fan over, spotlighting and tiled flooring with underfloor heating, Bi fold doors leading out to the front and two windows to the side. Appliances include integrated fridge-freezer, eye level electric oven and dishwasher.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Bedroom Three/ Study 12'0" x 9'6" (3.67m x 2.91m)**



A very versatile room ideal for a number of uses having tiled flooring with underfloor heating, window to the side and spot lighting.

**Utility 8'4" x 4'0" (2.55m x 1.23m)**



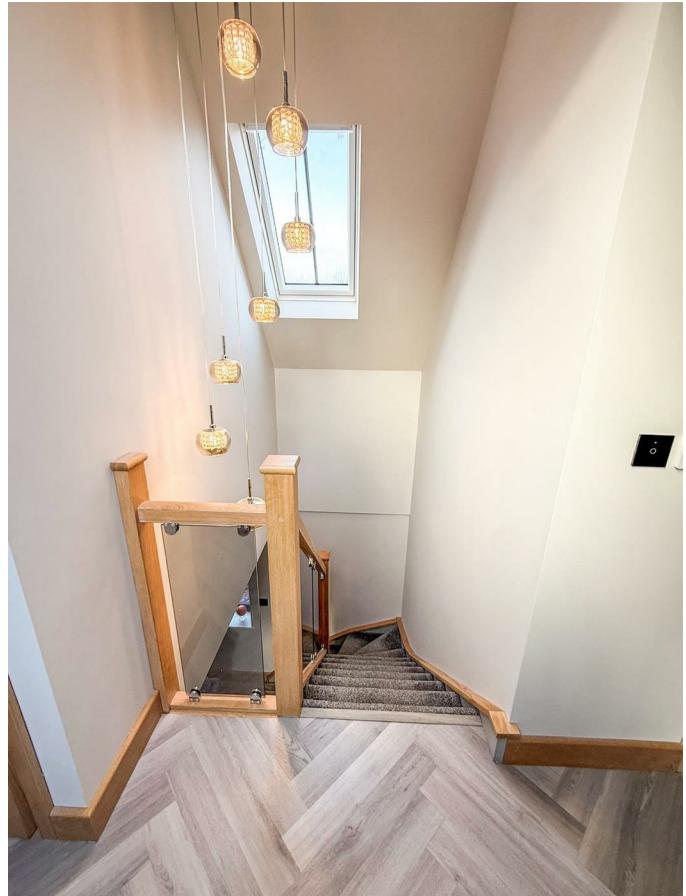
The utility has tiled flooring with under floor heating, spot lighting, work surface and plumbing for dishwasher and washing machine.

**First Floor Landing**



The bright and airy first floor landing has a Velux to the front and the rear, continuation of the glass and oak staircase wood effect flooring, underfloor heating and doors leading to all the first floor rooms.

**Additional Photo**



### Bedroom One 14'3" x 12'4" (4.35m x 3.78m)

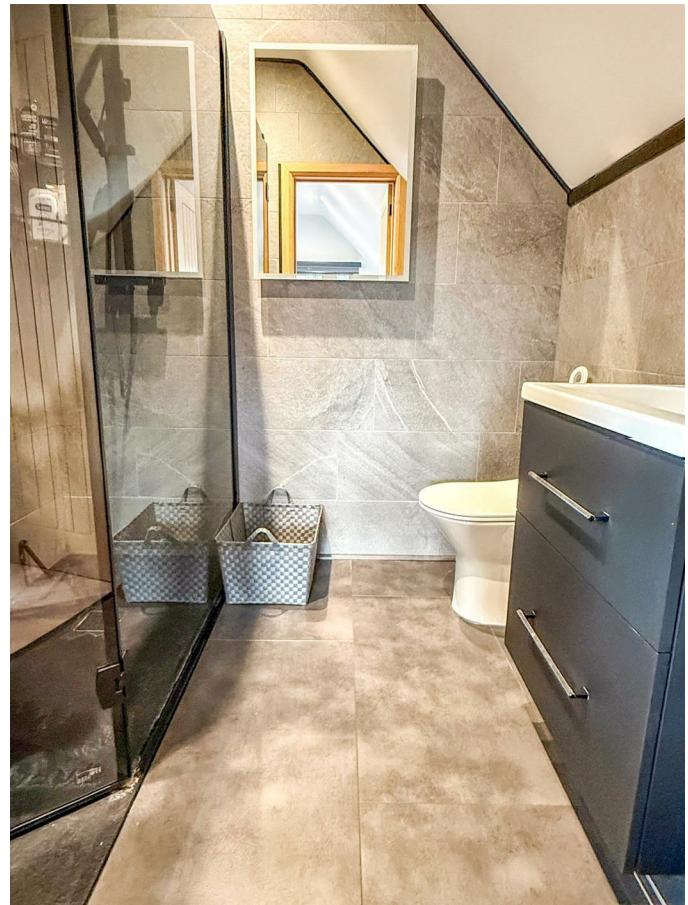


A good sized double bedroom having wood effect flooring with underfloor heating, French doors to the front onto a Juliette balcony with tinted glass, Velux window to the side, spot lighting, a range of fitted bedroom furniture offering good storage and a door leading through to the en suite.

### Additional Photo



### En suite Bathroom



The luxury en suite has a walk in double shower with tinted glass, mains powered shower with two, shower heads, wash hand basin on a modern vanity unit with mixer tap, W/C. Fully tiled walls, tiled flooring with underfloor heating, heated towel rail, extractor fan and spot lighting.

### Bedroom Two 11'8" x 8'3" (3.57m x 2.53m)



The second bedroom has a window to the side, velux to the front, built in wardrobe and storage, wood effect flooring with underfloor heating and spot lighting.

### Bedroom Four 11'11" x 8'4" (3.65m x 2.55m)



The fourth bedroom has a Velux to the side and rear and wood effect flooring with underfloor heating.

### Family Bathroom



The modern family bathroom has a P shaped bath with a mixer tap over, curved screen and two shower heads, W/C. and a wash hand basin on a modern vanity with a mixer tap over. Features include a touch illuminated mirror with spotlighting and heated towel rail. The walls are part tiled and there is an extractor fan and wood effect flooring with underfloor heating.

### Front Garden



To the front of the property there is an oak porch with lighting leading to the front door. The gardens are mainly laid to slate making them very easy to maintain. There are raised beds and a seating area with attractive wrought iron fencing to the boundary. A porcelain pathway leads through the garden to the front door.

### Rear Garden

The slate gardens extend around to the sides and the rear with a boiler/ control room at the rear. There is also a garden shed and storage area.

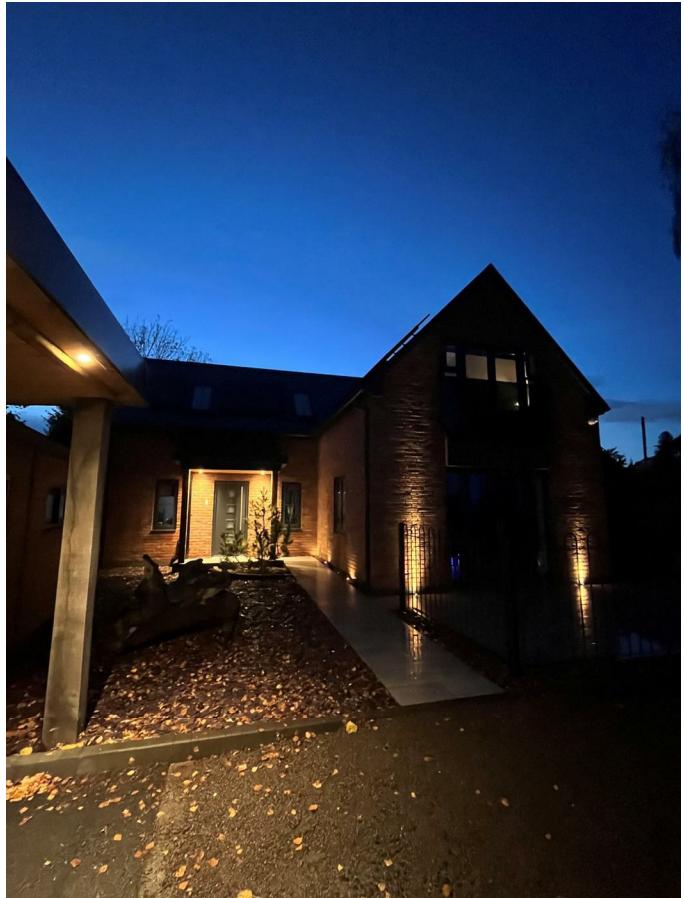
### Front of House



## Additional Photo



## Additional Photo



## Studio



The purpose built studio is fully insulated and ideal for a number of uses. Having a lounge/bedroom area, kitchen area and shower room. The adjoining carport provides covered parking along with an electric car charging point.

## 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 C.

## **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 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



Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Light Green	
C	(69-80)	Yellow-Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	Not energy efficient - higher running costs
G	(1-20)	Dark Red	

EU Directive 2002/91/EC

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

Tel: 01691 679631 Email: [SALES@TOWNANDCOUNTRYOSWESTRY.COM](mailto:SALES@TOWNANDCOUNTRYOSWESTRY.COM) [www.townandcountryestateagents.co.uk](http://www.townandcountryestateagents.co.uk)