Town & Country
Estate & Letting Agents

22 Park Crescent, Park Hall, SY11 4AR

Offers In The Region Of £475,000

In the desirable area of Park Crescent, Park Hall, this charming detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by the inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls. Set in a tranquil neighbourhood, this home benefits from a lovely outdoor space, perfect for children to play or for hosting summer barbecues. The location is well-connected, offering easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

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.

Accommodation Comprises

Porch

The porch is accessed through an oak-framed porch with external lighting.

Hall 13'3" x 8'11" (4.05m x 2.72m)

The entrance features a part-glazed door to the front, radiator, stairs rising to the first-floor landing and attractive polished flagstone flooring.

Cloakroom 9'10" x 6'3" (3.0m x 1.92m)

A bright and well-appointed cloakroom featuring a window to the front, radiator, low-level WC and stylish wash hand basin set within a vanity unit with mixer tap over. The room is finished with attractive polished flagstone flooring, recessed spotlights to the ceiling and an extractor fan. A useful built-in double storage cupboard provides excellent additional storage.

Lounge 13'8" x 13'10" (4.19m x 4.24m)

Beautifully light and inviting, this reception room benefits from bi-fold doors opening onto the rear, creating a seamless connection with the outside. Wall lighting, a radiator and a charming fireplace

with oak beam and attractive flagged hearth provide a warm and welcoming focal point, complemented by both television and telephone points.

Kitchen/Dining Room 19'7" x 13'11" (5.98m x 4.26m)

A beautifully appointed and spacious kitchen, fitted with a comprehensive range of wall and base units, complemented by matching upstands and work surfaces over. The kitchen is well-equipped with a Rangemaster double oven with integral extractor, integrated dishwasher and integrated fridge/freezer, together with a stylish 1½-bowl ceramic sink and mixer tap.

Windows to both the side and rear provide an abundance of natural light, while recessed spotlights enhance the bright and contemporary feel. Bi-fold doors open directly onto the garden, creating a wonderful connection between the kitchen and outdoor space. A feature media wall provides an attractive focal point, with polished flagstone flooring and two radiators completing this impressive and sociable space.

Additional Photo

Additional Photo

Utility Room 9'10" x 6'3" (3.01m x 1.91m)

A well-appointed utility room featuring a window to the front, radiator and attractive polished flagstone flooring. Fitted with a range of practical base units, worktops and matching upstands, together with a single-bowl sink and mixer tap. There is ample space for appliances, a door providing access to the side, recessed spotlights and an extractor fan. The Glow-worm boiler is also housed within the room.

First Floor Landing

Useful airing cupboard, with access to the roof space via a hatch.

Bedroom One 12'9" x 11'6" (3.89m x 3.51m)

A bright and well-proportioned bedroom featuring a window to the rear, radiator, two useful built-in wardrobes and a TV point.

Additional Photo

Ensuite 9'10" x 4'11" (3.00m x 1.50m)

A well-appointed shower room featuring a window to the front and radiator. The suite comprises a shower cubicle with mains shower and two shower head attachments, WC and wash hand basin set within a vanity unit with mixer tap over. Finished with practical vinyl flooring and shaver points.

Bedroom Two 10'6" x 11'6" (3.21m x 3.53m)

A bright and well-proportioned bedroom featuring a window to the rear, radiator and a useful built-in double wardrobe.

Bedroom Three 8'7" x 10'6" (2.64m x 3.21m)

A well-proportioned room featuring a window to the rear and radiator.

Bedroom Four 6'6".147'7" x 7'10" (2..45m x 2.41m)

The fourth bedroom has a window to the rear and radiator.

Bathroom 12'7" x 5'1" (3.84m x 1.55m)

A stylish bathroom featuring a window to the front and radiator. The suite comprises a wash hand basin set within a vanity unit with mixer tap over, panelled bath with mixer tap and shower cubicle with mains shower and two shower head attachments. Further features include shaver points, vinyl flooring and part-tiled walls.

To the Front

A large gravelled driveway with a well-established shrubbed border.

To the Rear

A patio area leads onto a mainly lawned garden, complemented by mature shrubs and planted borders. Side access provides an ideal space for a shed, while an outside tap adds further practicality.

Double Garage 17'8" x 10'0" (5.4m x 3.07m)

Additional Photo

Additional Photo

Driveway

Additional Photo

Additional Photo

Services

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

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 E.

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

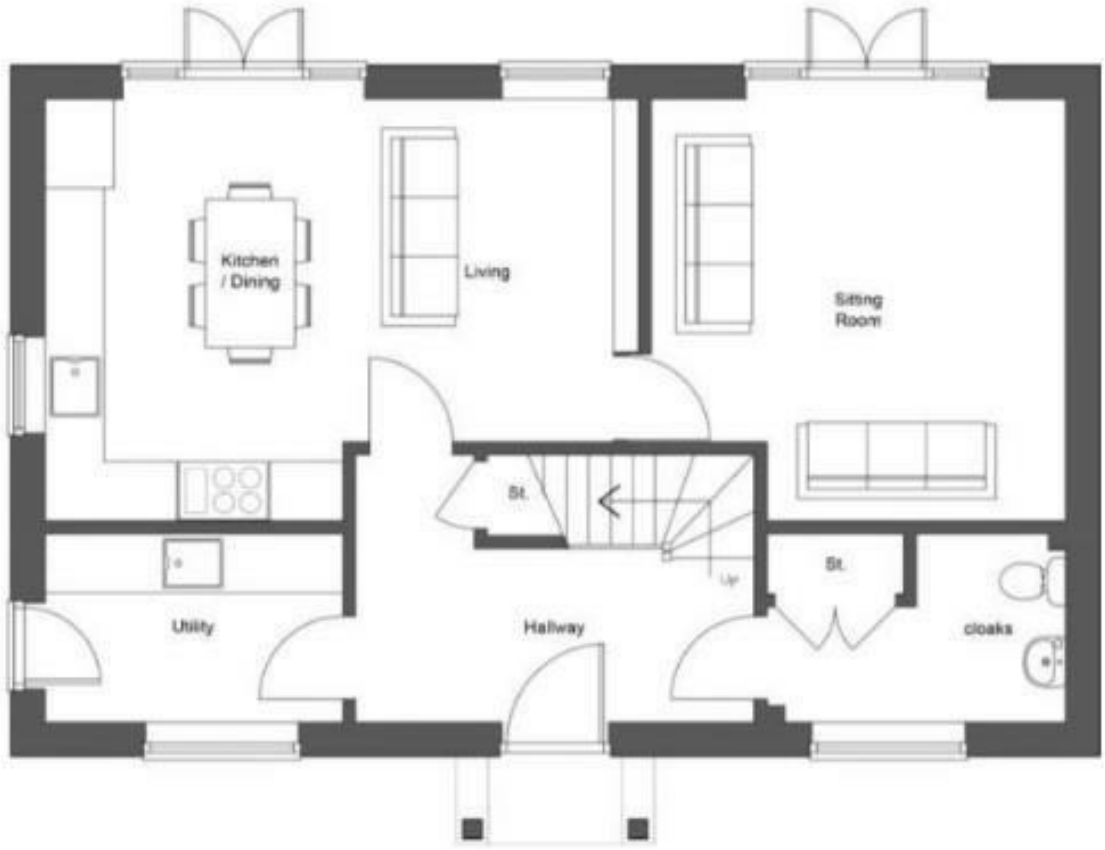
Town and Country Services

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

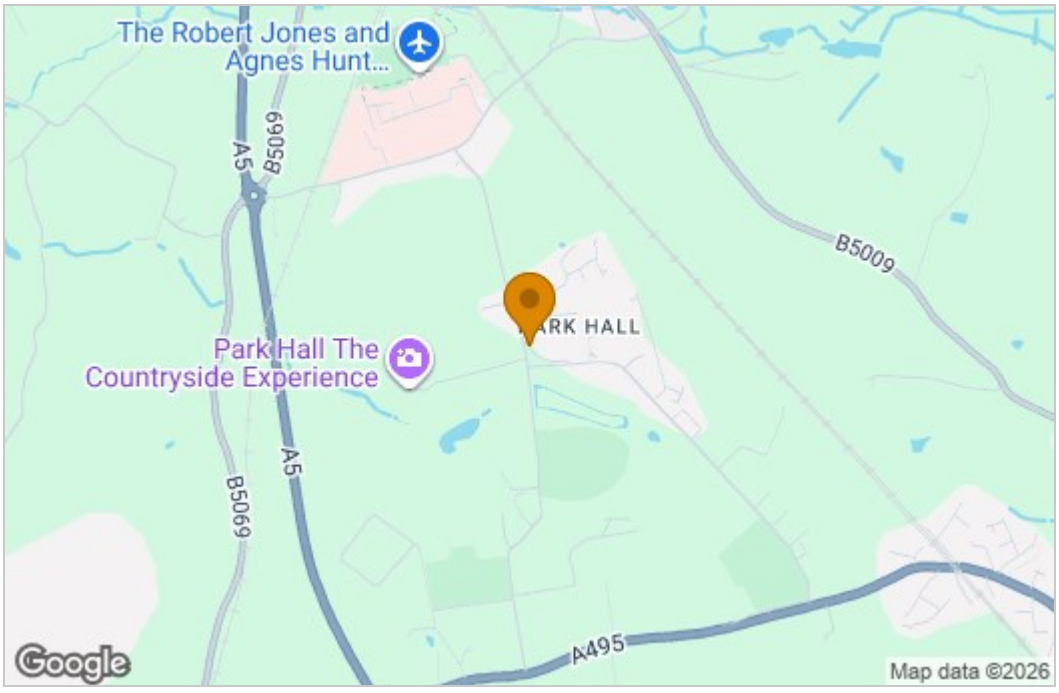
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

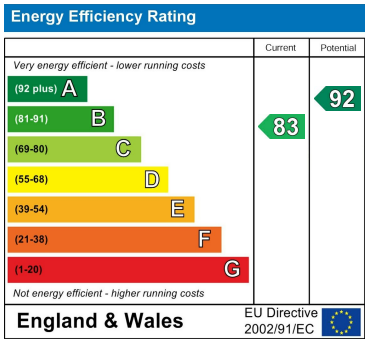
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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