



Offers in excess of £225,000

34 Park Crescent, Park Hall, Oswestry SY11 4AR

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 2 Bedrooms

 2 Bathrooms

# 34 Park Crescent, Park Hall, Oswestry SY11 4AR



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### General Remarks

A beautifully designed and presented 2 bedroom terraced house, set in the idyllic Shropshire village of Park Hall. The property has been constructed to the highest of standards by the renowned local developer Chartland Homes. 34 Park Crescent is constructed of brick under a tiled roof. UPVC Double glazing and gas central heating throughout the property. Both bedrooms have an en-suite. Driveway with parking for two cars. Early viewing is recommended. 9 Years remaining on the NHBC Warranty.

**Location:** Situated between the market town of Oswestry and the historic village of Whittington, Park Hall is a convenient location for all amenities. Whittington is a popular village providing a post office, village shop, two pubs, a church, a much sought after primary school and an ancient moated castle. Oswestry is a local town on the English and Welsh border famous for its outdoor and livestock markets. With a wide collection of retailers and restaurants, Oswestry is known for its annual fairs, festivals and shows. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall, Adcote School for Girls, Ellesmere College and Packwood Haugh. The site itself is in a countryside location but within walking distance of two major employers, British Telecom and The Orthopaedic Hospital. Leisure facilities are also close by at The Venue, Oswestry Rugby Club and The Park Hall Countryside Experience.

### Accommodation

Part Glazed door into:

**Hallway:** Paved floor, door into:

**Cloakroom:** 5' 1" x 3' 1" (1.56m x 0.94m) continuation of paved flooring, low level flush WC, wash hand basin with vanity cupboard below, tiled splashback, extractor fan and radiator. Opening off hall into:

**Lounge:** 14' 9" x 11' 0" (4.49m x 3.35m) Oak flooring, feature fireplace with stone hearth and oak mantle housing gas fire. Fitted slatted blinds to window, radiator, up lighters. Digital thermostat control. Door into fitted storage cupboard. Opening into:

**Kitchen/Dining Room:** 12' 4" x 11' 10" (3.75m x 3.61m) Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over. 1 1/2 bowl ceramic sink and drainer with mixer tap over, 4 ring induction hob, electric oven/grill, extractor hood, integrated fridge and freezer, integrated dishwasher, radiator. Paved floor, sliding uPVC doors to. Doors opening into:

**Utility Cupboard:** with space and plumbing for washing machine and tumble drier, worktop over. Location of Gloworm gas boiler. Stairs off Hall to:

**First Floor Landing:** with doors off to:

**Bedroom 1:** 11' 3" x 11' 0" (3.43m x 3.35m) Radiator, large fitted double wardrobe with hanging room and shelf above. Access to roof space which is fully boarded with light and power points. Loft ladder fitted.

**En-suite:** 7' 6" x 5' 10" (2.28m x 1.77m) Bathroom suite comprising of panelled bath with direct feed shower above and tiled surround. Low level flush WC, wash hand basin with vanity cupboard below, heated towel rail, spotlights to ceiling and extractor fan.



**Bedroom 2:** 10' 2" x 9' 7" (3.09m x 2.91m) Radiator, fitted storage cupboard with hanging room and shelf over.

**En-suite:** 6' 8" x 3' 11" (2.03m x 1.19m) Low level flush WC, wash hand basin with vanity cupboard below, shower cubicle with direct feed shower and fully tiled surround, heated towel rail, spotlights to ceiling and extractor fan

**Outside:** Rear garden mainly laid to lawn and housing a garden shed. Patio area with sun awning fitted. Gravelled driveway with parking for 2 cars, and a fenced off area for bin storage.

**EPC:** EPC Rating of 84|B

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Council Tax Band:** Council Tax Band 'B'

**Local Authority:** Shropshire County Council.

**Directions:** Leave the A5 onto the A495 towards Whittington, After 300 metres turn left onto Burma Road, continue onto North Drive before taking the 2nd turning right onto Park Crescent and continue onto the development. The property will be found on the right.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.