Town & Country
Estate & Letting Agents

1 Charnley Close, Park Hall, SY11 4FG

Offers In The Region Of £435,000

Town and Country are delighted to bring to the market this exceptional four bedroom detached home in the sought after area of Park Hall near Oswestry. This home presents an excellent opportunity for families seeking a comfortable and spacious home. With four well-proportioned bedrooms, this property offers ample space for relaxation and privacy. The heart of the home is a welcoming kitchen/dining room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise both space and light, creating a warm and inviting atmosphere throughout. The large enclosed rear garden overlooking farmland, generous parking and double garage make this an ideal choice for families.

Directions

From Oswestry take the Whittington Road out of town and at the roundabout junction with the A5 continue straight ahead, second exit, towards Whittington onto the A495. Take the second left hand turning signposted Park hall and continue along until you reach the turning for Agnes Hunt Drive on the right hand side (this is just after the road for Park Crescent). Turn into here and continue to the forked junction staying to the right where you'll find the property ahead of you identified by our 'For Sale' board.

Accommodation Comprises;

Hall

The property is accessed by a door to the front of the property into the spacious hallway with stairs to the first floor. There is a radiator, generous understairs storage area with hooks for coats and space for shoes. Doors lead to the lounge, study and cloakroom and through to the kitchen.

Lounge 14'5" x 13'5" (4.40m x 4.10m)

The tastefully 'colour drenched' lounge has a window to the front and two windows to the rear aspect of the property letting in plenty of light, there is a media unit and built-in modern flame effect fire, coved ceiling and a radiator.

Lounge Additional Photograph

Lounge Additional Photograph

Study 6'0" x 6'3" (1.85m x 1.92m)

With a window to the front, LVT flooring and a radiator.

Cloakroom

With a WC, wash hand basin, part tiled walls and tiled floor. Window to the side and a radiator.

Kitchen/Dining Room 8'5" x 27'0" (2.59m x 8.25m)

The kitchen comprises a generous range of wall and base units with contrasting worktops over and breakfast bar, integral fan oven and hob with extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit with a mixer tap over, integral dishwasher and space for an American style fridge/freezer. A door leads into the utility room. The dining space has a wood panelled wall and French doors lead out to the rear garden. Spotlights to the ceiling, window to the rear and a radiator.

Kitchen Additional Photograph

Kitchen Additional Photograph

Additional Photograph

Additional Photograph

Utility Room

A continuation of wall and base units in the same colour tones as the kitchen. There is plumbing and space for a washing machine and tumble drier and a radiator. The gas fired boiler is housed here. Tiled floor throughout and a door exiting to the side of the property.

First Floor Landing

With doors into all bedrooms and bathroom, a radiator, access to the roof space by loft hatch and a door into the airing cupboard providing extra storage.

Bedroom One 13'5" x 9'6" (4.10m x 2.92m)

A generous double room with a window to the front, built in double wardrobe, a radiator and decorative panelled wall. A door leads into the ensuite.

Ensuite

The ensuite comprises a corner shower cubicle with a mains powered shower with two shower heads, W/C and wash hand basin on a vanity unit. Heated towel rail and a window to the front.

Bedroom Two 11'2" x 9'6" (3.42m x 2.92m)

Another good sized double room, with built in double wardrobe, a window to the front and a radiator.

Additional Photograph

Bedroom Three 9'2" x 10'0" (2.80m x 3.07m)

Bedroom three is a further double room with a window to the rear with countryside views, double built in wardrobe and a radiator.

Additional Photograph

Bedroom Four 8'11" x 9'10" (2.72m x 3.00m)

A single room with a window to the rear with countryside views and a radiator.

Additional Photograph

Bathroom 6'9" x 4'6" (2.08m x 1.39m)

The bathroom suite comprises a bath with shower over and central mixer taps with a glazed shower screen. W/C and wash hand basin on a modern vanity unit. Vinyl flooring, a heated towel rail and an extractor fan.

To the Front

The property is accessed over a double driveway providing off road parking with an electric car

charging point and double garage. There is an area laid to lawn with a pathway leading to the front door of the property.

Double Garage 18'0" x 18'1" (5.50m x 5.53m)

The large detached garage has an electric door, door to the side and has the benefit of power and lighting. There is further storage in the eaves.

To the Rear

The large, south-east facing garden is fully enclosed by panel fencing with a large decked area ideal for entertaining. There is a good sized lawned garden and raised borders planted with shrubs. There is also a paved patio which sits adjacent to the French doors in the dining area. A large shed/summerhouse provides useful storage and and could easily be converted into a garden room/office if required. There are fantastic views over farmland at the rear.

Additional Photograph

Additional Photograph

Additional Photograph

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.

The property has the added benefit of an NHBC guarantee and there are still 5 years approximately remaining.

Hours Of Business

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

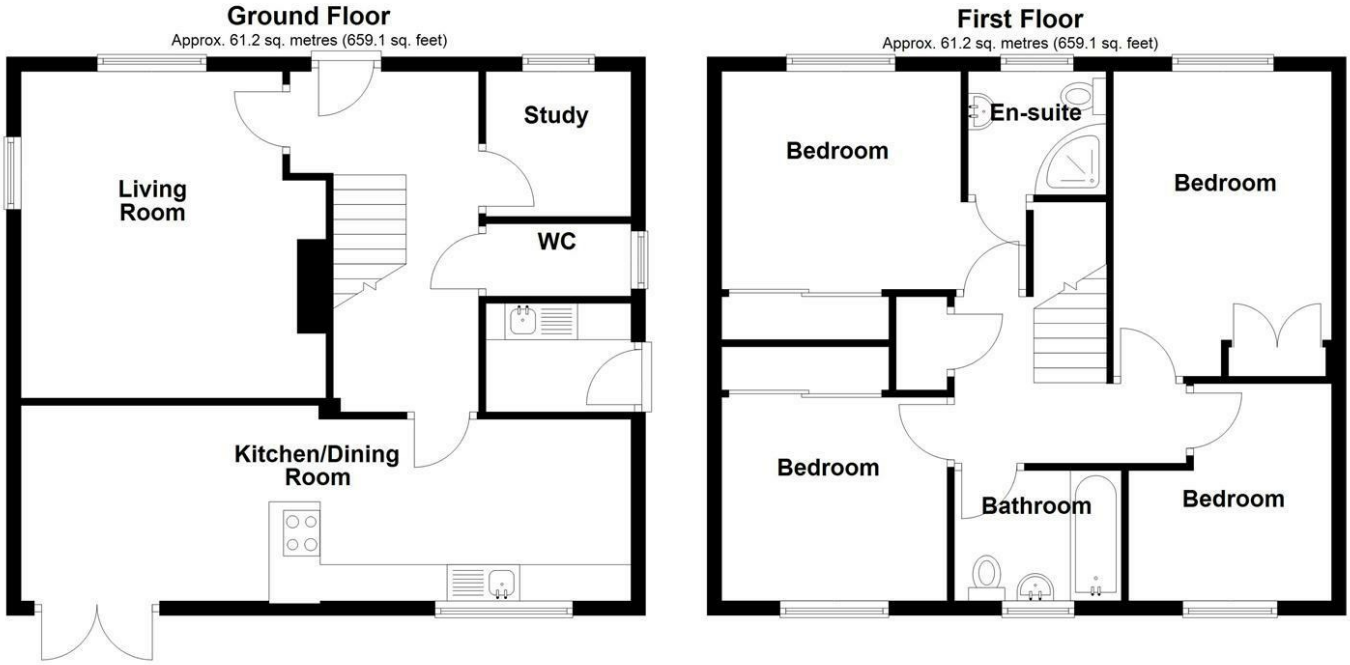
Town and Country Services

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.

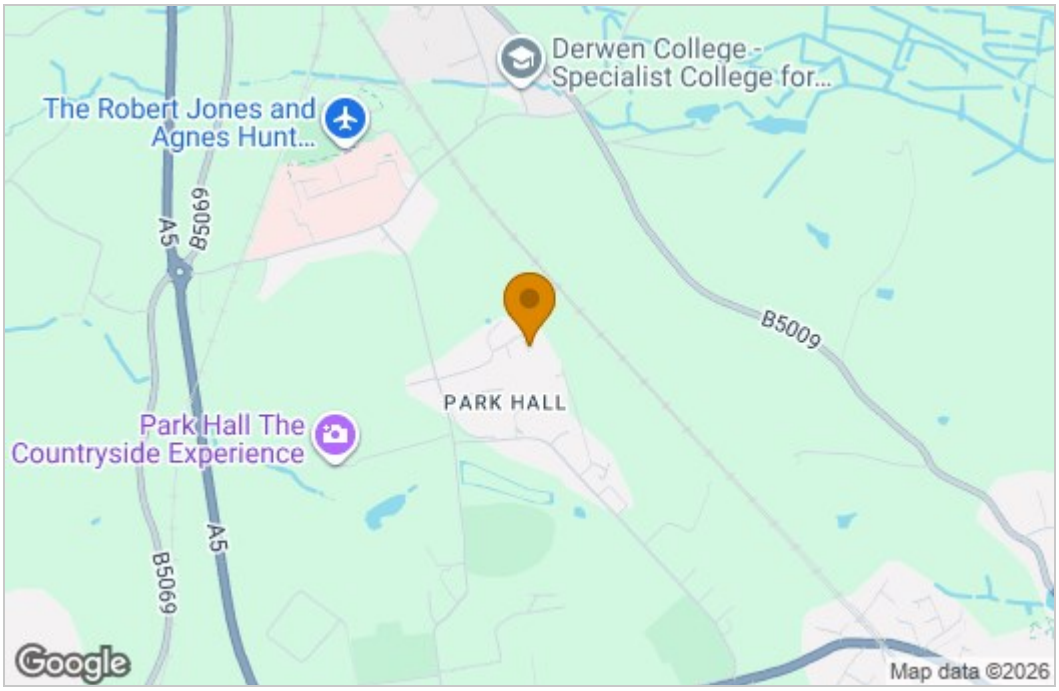
Additional Information

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.

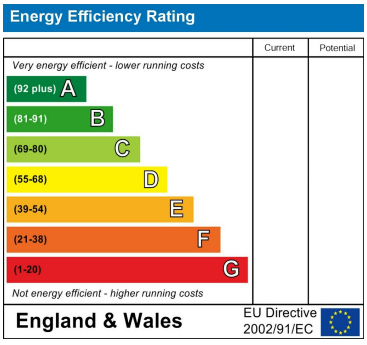
Floor Plan



Area Map



Energy Efficiency Graph



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