

Town & Country

Estate & Letting Agents



17 Inglis Road, Park Hall, SY11 4AN

Offers In The Region Of £410,000

Situated in the popular residential area of Park Hall, on the outskirts of Whittington, this detached house on Inglis Road offers a perfect blend of spacious living and quiet semi rural surroundings. Set on a very generous plot, the property boasts large front and rear gardens, being set back from the road, the property is ideal for families and those who enjoy outdoor space. The rear garden opens up to a community field, providing stunning rural views that enhance the sense of peace and privacy and protect the area from further development. Internally, the house would benefit from some updating, it features five well-proportioned double bedrooms, ensuring ample space for family living or accommodating guests. In addition to the spacious interiors, the property benefits from generous parking facilities and a garage, providing convenience for multiple vehicles and storage needs. The location is quiet yet popular, making it an attractive option for those looking to settle in a friendly community.

Directons



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 third left signposted Park hall and continue along into Inglis Road where the property will be found set back from the road on the left hand side, identified by our For Sale board.

Accommodation Comprises:

Porch

With a door to the front, fully glazed with a tiled floor. A door opens into the hallway.

Hallway 6'6" x 6'6" (2.00 x 2.00m)

With a radiator, stairs to the first floor and a door into the dining room.

Dining Room 12'5" x 10'2" (3.80 x 3.10m)



With a window to the front and a radiator. An archway leads through to the lounge.

Lounge 12'10" x 14'6" (3.92 x 4.43m)



The bright spacious lounge has double doors to the rear that open into the garden. It has a radiator and a fireplace with wooden surround and marble hearth housing a gas fire.

Lounge Additional Photograph



Kitchen 9'9" x 16'0" (2.98 x 4.88m)



The large kitchen has a window to the rear overlooking the garden and is fitted with a range of

base and wall units with contrasting worktops over. It has a stainless steel sink with drainer, there is space for a gas cooker and space for a freestanding fridge freezer along with a door to a useful downstairs storage cupboard and a door leading to the utility room.

Kitchen Additional Photograph



Utility Room 6'9" x 8'1" (2.07 x 2.47m)



The useful utility room has a window to the side and a door to the rear exiting to the rear garden. It is fitted with base units with worktop over, plumbing and space for a washing machine and a tumble drier and a door to the W/C. A further door leads to the integral double garage.

W/C

With a window to the rear, W/C, wash hand basin and a radiator.

Integral Double Garage 16'8" x 17'10" (5.10 x 5.45m)

The large double garage has power and lighting, with two up and over doors to the front. The Worcester gas boiler is housed here and there is plenty of space for workshop benches of required.

Landing

Stairs lead to the first floor landing, with doors leading to all of the bedrooms and the bathroom.

Bedroom One 12'7" x 11'6" (3.85 x 3.52m)



With a window to the front, this large double room has a radiator, a door to a useful airing cupboard and a door to the attached en-suite.

Bedroom One Additional Photograph



En-Suite Shower Room



With a Velux window to the front, a W/C, wash hand basin, shower cubicle with mains powered shower, heated towel rail, extractor fan and a vinyl floor.

Bedroom Two 11'5" x 12'7" (3.50 x 3.85m)



Bedroom two is another good sized double room with a window to the rear overlooking the garden and field beyond, it also has a radiator.

Bedroom Three 12'1" x 8'2" (3.70 x 2.50m)



A double room with a window to the rear overlooking the garden and a radiator.

Bathroom 7'4" x 5'8" (2.25 x 1.75m)



Requiring updating, the bathroom has a window to the side, W/C, wash hand basin, bath with shower over, a radiator and vinyl flooring.

Bedroom Four 10'9" x 8'8" (3.30 x 2.65m)

With a window to the front and a radiator.

Bedroom Five/Study 18'6" x 8'0" (5.65 x 2.45m)

With a Velux window to the rear and a radiator.

To the Front of the Property

The property is set well back from the road with a tarmac driveway leading to the front of the property and garages and providing plenty of parking. The boundaries are hedged and planted with mature shrubs, there is an area laid to lawn and an additional gated area to the side of the property which could be suitable for housing a caravan or motorhome. There is also an area laid to lawn and a number of mature trees. A pathway leads around the property.

Front Garden



Rear Garden Additional Photograph



Rear Garden Additional Photograph



Driveway



To the Rear of the Property



Rear Garden Additional Photograph



The garden is a wonderful feature of this home extending to approx. 42 metres long by 28 metres wide. Mainly laid to lawn with a separate gated area previously used as a vegetable plot, a summerhouse, shed and greenhouse. There are a number of mature trees and a gate leading to the community field.

Aerial View



The Community Field

The field at the rear of the property was purchased by the residents of Inglis Road. This is now a community owned space, protected from further development and providing a wonderful green outlook to the property. A maintenance charge is paid annually to support the ongoing maintenance (hedge cutting/grass cutting/tree care), in 2025, this fee was £170 per year. Once the property completes, the new owner will be provided with a share certificate to prove part ownership as this is transferrable from owner to owner but can not be sold.

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.

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

Additional Information

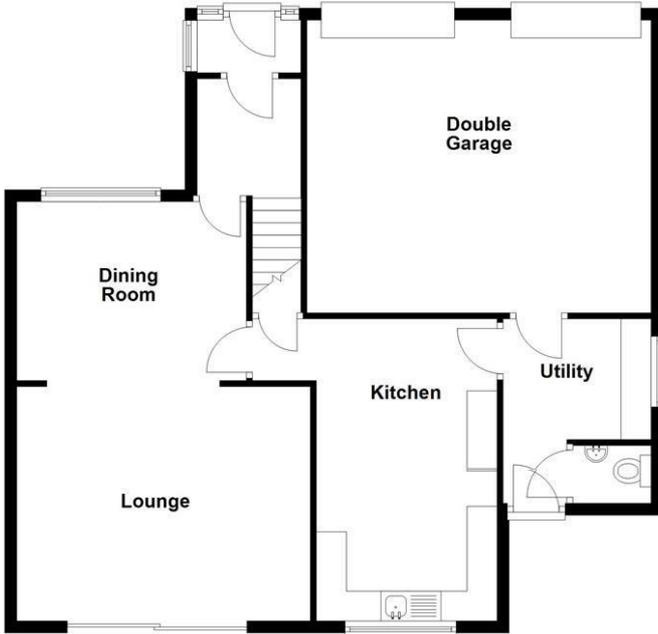
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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

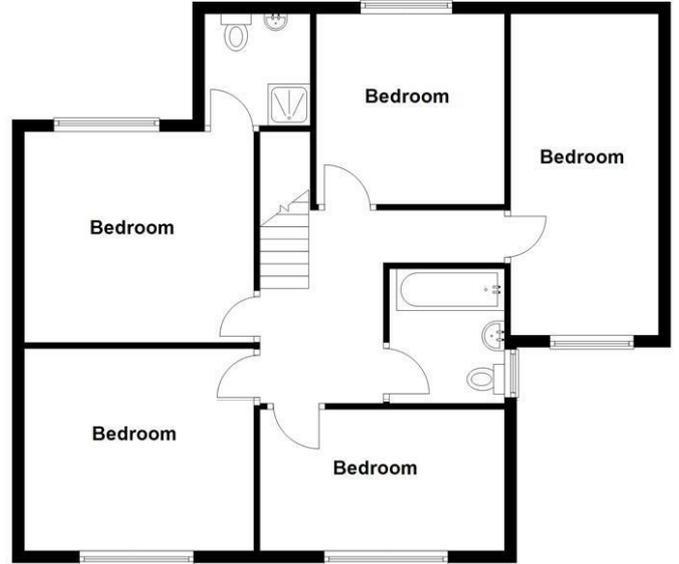
Ground Floor

Approx. 91.9 sq. metres (988.8 sq. feet)

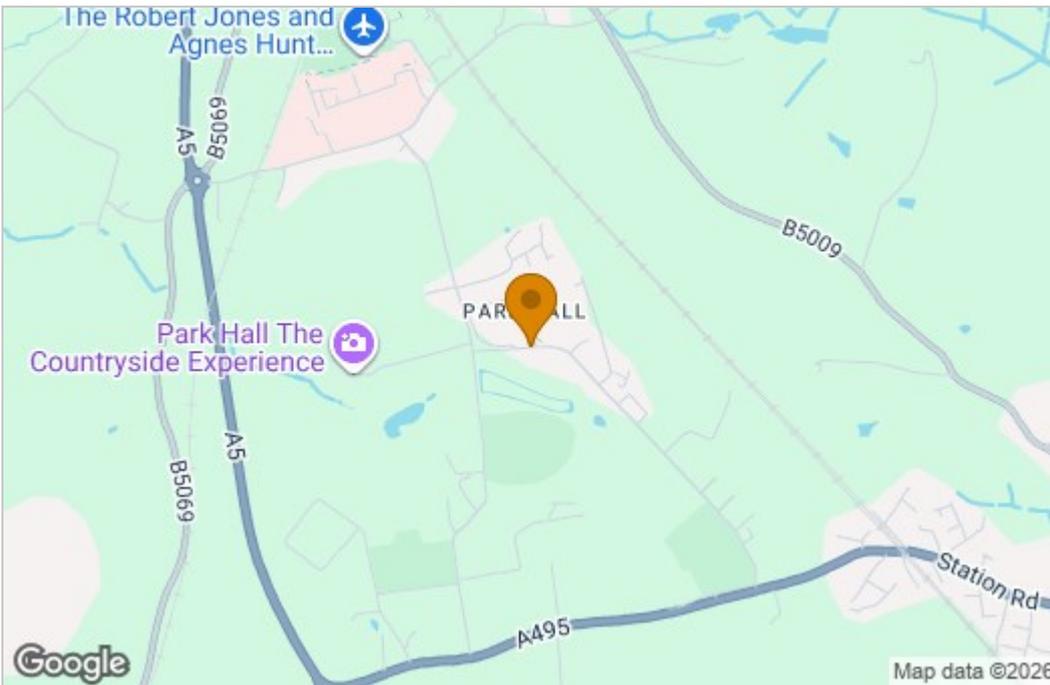


First Floor

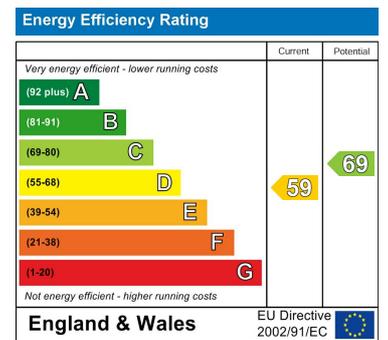
Approx. 79.7 sq. metres (857.4 sq. feet)



Area Map



Energy Efficiency Graph



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