

FOR SALE

38 Park Crescent, Park Hall, Oswestry, Shropshire, SY11 4AR



38 Park Hall Cresent



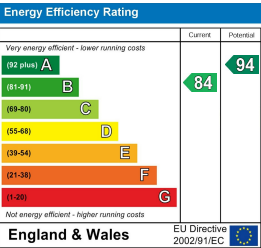
FOR SALE Offers in the region of £315,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320


Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com




A beautifully appointed and spacious contemporary Semi-Detached House, completed to a high standard with a versatile layout, generous size lawned garden, sun terrace and large garage, whilst tucked away in a sought after locality with easy access to Oswestry and the A5 commuter route.




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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Stunning Semi-Detached House
- Immaculately Presented
- High Standard of Specification
- Generous Lawned Garden & Terrace
- Large Garage & Parking
- Exclusive & Popular Development

DIRECTIONS
From Oswestry take the Whittington Road B4580 towards the A5. At the roundabout continue straight across heading for Whittington along the A495. Proceed and then turn left into Burma Road and signed Park Hall. Travel for about 0.5 mile and turn right into Park Crescent and follow this road until reaching the development and then the house will be seen after a short distance on the right hand side.

SITUATION
The property is attractively situated within Park Hall off Park Crescent, amidst a prestigious and recently completed residential development. The property is within easy reach of Oswestry town centre approximately 2.6 miles away, which offers a comprehensive range of amenities including leisure facilities and schooling. The nearby village of Whittington offers a selection of basic amenities including primary school, pubs and local shop/post office. Further afield easy access via the main A5 commuter route leads south to Shrewsbury, Telford and the Midlands and north connecting into the A483 through to Wrexham and Chester. Commuters will also be pleased to note that the nearby railway station based in Gobowen, approximately 2 miles away allows a daily commute to both Chester and Shrewsbury with further connections thereon.

DESCRIPTION
This beautifully designed semi-detached house offers a well appointed contemporary interior with a high standard of decor and fittings and a versatile layout particularly to the ground floor. The designer also incorporates a cottage style architecture with high levels of insulation and an EPC rating B. The accommodation itself offers a central reception hall with guest cloaks/WC leading off. The lounge has both front and rear aspect windows, which also include a sliding patio door, oak flooring and a feature log effect gas stove to the fireplace. The design of the lounge links through to a semi open plan kitchen/dining room with tiled floor, contemporary fittings and separate cupboard which houses the gas boiler and washing machine. The kitchen is also particularly well fitted with a range of appliances.

On the first floor there are 3 good size bedrooms, which are then served by the family bathroom. The principal bedroom has the benefit of an en-suite shower room.

Outside there is a generous size parking area to the side of the house, which links through to much larger than average garage, part of which could be utilised as storage or workshop area. The gardens are completely enclosed to the rear and enjoy a wide sun terrace. The garage is particularly spacious with an area for storage or workshop if required.

STORM PORCH

RECEPTION HALL
With attractive patterned wood effect ceramic tiled floor, built-in cloaks cupboard with fuse box/RCD unit, useful understairs storage cupboard with matching tiled floor.

GUEST CLOAKS/WC
With matching patterned wood effect ceramic tiled floor, vanity unit with wash hand basin and tiled splash, close coupled WC.

LOUNGE
With attractive oak flooring, ornamental fireplace incorporating oak beam and flagged hearth, freestanding log effect gas stove, ethernet and satellite connection point, feature double glazed patio door with matching wide side windows leading out to the rear garden, semi-open plan design leading through to:

KITCHEN/DINER
With majority patterned wood effect ceramic tiled floor, extensive oak effect work surfaces with upstand and built-in one and a half bowl single drainer sink unit. BUILT-IN ELECTRIC BOSCH CERAMIC HOB UNIT with splash and BOSCH EXTRACTOR HOOD OVERHEAD. BUILT-IN ELECTRIC BOSCH OVEN. Attractive contemporary slate grey colour faced base and eye level units largely comprising cupboards with drawer unit. INTEGRATED BOSCH DISHWASHER, INTEGRATED UPRIGHT FRIDGE/FREEZER UNIT. Under unit lighting together with ceiling downlighters, staircase rising to the first floor.

UTILITY
With matching patterned wood effect ceramic tiled floor, freestanding BOSCH WASHING MACHINE, wall mounted gas fired Glow Worm combi boiler.

FIRST FLOOR LANDING
With access to loft space.

BEDROOM 1
With built-in double wardrobe, ethernet and Sky cable points, front window aspect.

EN-SUITE SHOWER ROOM
With wood effect vinyl floor covering. Tiled shower cubicle with direct feed shower unit including rain head and hand held attachment, vanity unit with wash hand basin and tiled splash, close coupled WC. Chrome ladder radiator, ceiling downlighters, electric shaver socket.

BEDROOM 2
With ethernet and satellite connection point, rear window aspect.

BEDROOM 3
With ethernet and satellite connection point, front window aspect.

BATHROOM
With painted wood panelled bath having tiled walls above and wall mounted direct feed shower unit with rain head and hand held attachment, glazed splash screen, vanity unit with half inset wash hand basin and tiled toiletry top, close coupled WC with concealed cistern. Chrome ladder radiator, ceiling downlighters.

OUTSIDE
The property is approached off a private road onto a spacious gravelled driveway which leads to:

LARGE GARAGE
17'6 x 17'
With timber double entrance doors, power and lighting.

THE GARDENS
The front of the property has been ornamentally hard landscaped with gravel area and flagged stone pathway together with an ornamental shrub.

At the side of the house a timber gate and screen gives access through to an extensive STONE FLAGGED TERRACE and cold water tap. External wall lights. Leading away is a lawn which extends around the rear of the garage and provides ample scope for further ornamental landscaping as required. The rear garden is south facing.

GENERAL REMARKS

FIXTURES AND FITTINGS
The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connect to the property. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently in Council Tax Band B - Shropshire Council.

MANAGEMENT FEE
We have been advised that a management company is in the process of being set up and that either a monthly or annual fee will be payable by the occupier for the upkeep of the communal areas.

VIEWINGS
By appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP.