



WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



26 Agnes Hunt Drive, Oswestry, SY11 4FE

Offers in the region of £395,950

Nestled in the serene neighbourhood of Park Hall, Oswestry, built in 2021, this impressive property boasts four spacious bedrooms. You are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise comfort and functionality. The property features two contemporary bathrooms and guest cloakroom. The modern design and high-quality finishes throughout the home create an inviting atmosphere that is both stylish and practical. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in residential areas. Additionally, the garage offers further storage options or the potential for a workshop.

The house overlooks a picturesque field, providing a peaceful view and a sense of openness.

In summary, this four-bedroom house on Agnes Hunt Drive is a remarkable opportunity for those seeking a modern, spacious home in a tranquil location. With its contemporary design, ample parking, and beautiful views, it is sure to attract interest from discerning buyers. Don't miss the chance to make this delightful property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Entrance Hall

Upon entering the property through the UPVC door one sets foot into the Entrance Hall with tiled wood effect flooring and single radiator.

Lounge

5.43 x 2.99 (17'9" x 9'9")

Dual Front and Rear aspect UPVC windows, single panel radiator with thermostatic valve



Dining Room

3.18 x 3.16 (10'5" x 10'4")

Front and Rear aspect UPVC windows, electric fire and single panel radiator with thermostatic valve



Kitchen/ Breakfast room

10.17 x 4.99 (33'4" x 16'4")

Rear and side aspect UPVC patio doors and windows, range of eye and base units, breakfast bar, hob/induction electric 4 ring, oven and extractor hood, integral microwave, fridge/freezer, dishwasher. 1 1/2 stainless steel sink unit with mixer tap. single panel radiator with thermostatic valve. also under stairs cupboard with coats hooks, storage and fuse box.



Utility

1.59 x 3.10 (5'2" x 10'2")

Side aspect UPVC half glazed door, worktop with range of cupboards. space for washing machine and dryer, Worcester combi boiler, extractor fan



Guest Cloakroom/WC

1.74 x 1.46 (5'8" x 4'9")

Front aspect frosted UPVC window, Low level WC, basin, heated towel rail, tiled wood effect flooring

Landing

single panel radiator, carpet and loft hatch/ladder. loft is fully boarded with light

Master Bedroom

4.54 x 3.09 (14'10" x 10'1")

Rear and side aspect UPVC windows, single panel radiator with thermostatic valve, built in cupboards



En-Suite

1.37 x 2.10 (4'5" x 6'10")

Side aspect frosted windows, heated towel rail, shower cubicle, low level WC, basin,



Family Bathroom

1.66 x 2.06 (5'5" x 6'9")

Bath with shower over, basin, low level WC, extractor fan, heated towel rail



Bedroom 2

3.32 x 2.91 (10'10" x 12'9")

Front aspect UPVC windows, single panel radiator with thermostatic valve, fitted carpet



Bedroom 3

3.00 x 2.95 (9'10" x 9'8")

Front aspect UPVC windows, fitter carpet, single panel radiator with thermostatic valve, built in cupboard



Bedroom 4

1.59 x 3.10 (5'2" x 10'2")

Rear aspect UPVC windows, fitted carpet, single panel radiator with thermostatic valve,



Garage

5.61 x 2.78 (18'4" x 9'1")

Electric roller shutter door, power and lighting

Front Garden

Driveway suitable for 4 cars, lawn area, garden paths to front door. EV charging point and external lighting



Rear garden

Lawn area, patio and secluded sitting area. views over fields to rear. pedestrian access to garage and side access to driveway



COUNCIL TAX

The council tax band for the property is 'E' and the local authority is Shropshire.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.