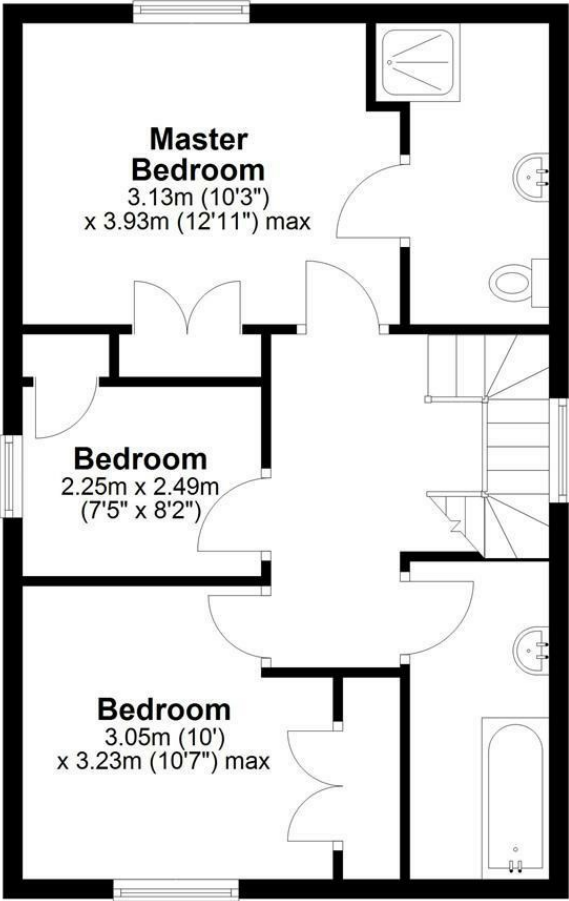
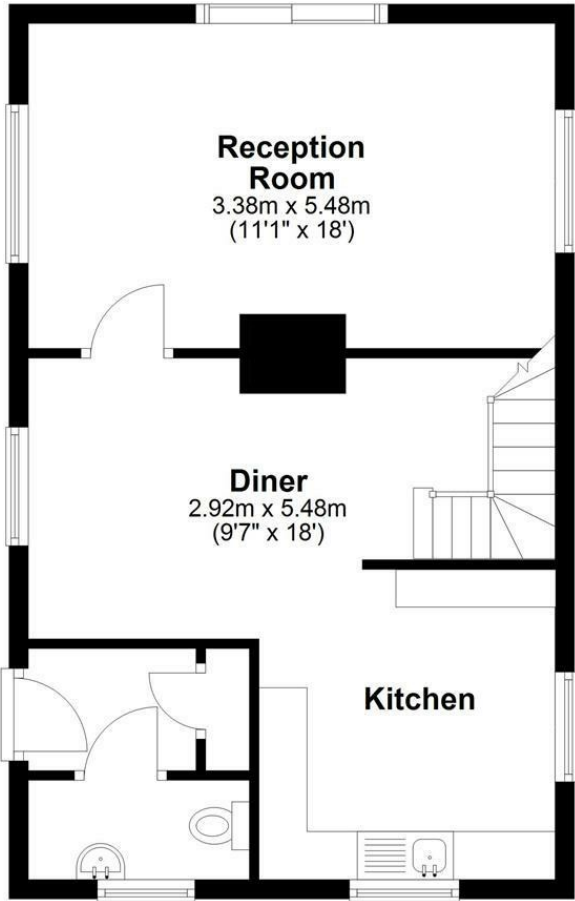


WOODHEAD
OSWESTRY SALES & LETTINGS

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.



Hope Cottage 36 Park Crescent, Oswestry, SY11 4AR

Offers in the region of £352,000

Nestled in the charming area of Park Crescent, Park Hall, Oswestry, this newly built house offers a perfect blend of modern living and comfort. Constructed in 2023, the property boasts a contemporary design that is sure to appeal to discerning buyers seeking a fresh start in a vibrant community.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining room for hosting guests.

The house features three well-proportioned bedrooms, each designed to create a peaceful retreat. The layout ensures that there is plenty of natural light, enhancing the welcoming atmosphere throughout the home. Additionally, there are two modern bathrooms, thoughtfully designed to cater to the needs of a busy household, offering both convenience and comfort.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	92

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	



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E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Directions

From Woodhead office take the road to Whittington, proceed over the bypass, take the second left onto Burma Road, continue pass the Venue and Park Hall Farm , take the next right onto Park Crescent. the property is found near end of cul de sac.

Entrance Hall

1.937 x 1.433 (6'4" x 4'8")

The property is accessed via a part glazed front door, tiled floor and storage cupboard containing washing machine and boiler.

Guest Cloakroom

2.289 x 1.288 (7'6" x 4'2")

Side aspect frosted double glazed window, tiled floor, low level WC, basin and single panel radiator with thermostatic valve.

Diner

5.615 x 3.049 (18'5" x 10'0")

Front aspect windows, double panel radiator with thermostatic valve, tiled floor, doubled room log burner.



Lounge

5.747 x 3.684 (18'10" x 12'1")

Rear and side aspect double glazed windows /Patio doors. polished wooden floor, double room log burner and two double radiators.



Kitchen

2.464 x 2.921 (8'1" x 9'6")

Front and side aspect double glazed windows, range of eye and base units, tiled floor, sink unit with mixer tap over, integral dishwasher, induction hob, oven, and fridge freezer.



Landing

With fitted carpet and large feature window.



Master bedroom

3.544 x 3.943 (11'7" x 12'11")

Rear aspect double glazed windows. Built in wardrobes, double panel radiator with thermostatic valve and fitted carpet.



En Suite

1.425 x 3.280 (4'8" x 10'9")

Ceiling window, shower cubicle, low level WC and basin.



Bedroom 2

2.220 x 3.121 (7'3" x 10'2")

Rear aspect double glazed windows, double panel radiator with thermostatic valve, built in cupboard and fitted carpet.

Bedroom 3

3.216 x 3.231 (10'6" x 10'7")

Side aspect double glazed windows, double panel radiator with thermostatic valve, built in wardrobe and fitted carpet.

Family Bathroom

1.478 x 3.291 (4'10" x 10'9")

Ceiling window, bath and shower, heated towel rail, low level WC and basin



Garage

Spacious detached garage, solid floor with power and lighting. Side pedestrian door to rear garden

Front Garden

Front pathway to entrance and side gated access. parking and Garage

Rear garden

Secure facing rear garden, pedestrian door to garage, garden bar, lawn and seating area.



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.

Hours of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

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 .

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.

Council tax

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