

# 21 Hawkstone Park Whittington Road Oswestry SY11 1JH



2 Bedroom Park home  
Offers In The Region Of £135,000

## The features

- IMMACULATLY PRESENTED DETACHED PARK HOME
- LOVELY AND LIGHT OPEN PLAN LIVING/DINING/KITCHEN
- DRIVEWAY WITH PARKING FOR TWO CARS
- ALL YEAR ROUND RESIDENCY FOR THE OVER 45'S
- VIEWING HIGHLY RECOMMENDED
- DECEPTIVELY SPACIOUS ACCOMMODATION
- 2 GENEROUS BEDROOMS AND RE-FITTED SHOWER ROOM
- GARDEN LAID FOR EASE OF MAINTENANCE
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES



\*\*\* ENVIABLE LOCATION CLOSE TO TOWN \*\*\*

An opportunity to purchase this deceptively spacious detached Park Home on this small development for the over 45's.

Occupying an enviable position on the edge of the Town a short stroll from all amenities and offering ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, lovely open plan Living/Dining/Kitchen, 2 generous Bedrooms with fitted wardrobes and newly fitted Shower Room.

The property has the benefit central heating, double glazing, parking for two cars and easily maintained gardens and sun terrace.

Viewing recommended

## Property details

### LOCATION

#### RECEPTION HALL

Sealed unit double glazed entrance door with side screen to Reception Hall, radiator, and off which lead

#### OPEN PLAN LIVING/DINING/KITCHEN

A lovely light and spacious room. The Living Room is naturally well lit by two bow windows to the front and side, media point, radiator. Divide through to Kitchen/Dining area which is attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, integrated fridge freezer with matching fascia panels. Eye level wall units, window to the side. Dining area with ample space for table and further window to the side, cream tiled flooring throughout the Kitchen/Dining area.

#### BEDROOM 1

with window to the side. Fitted with an excellent range of bedroom furniture including 2 double and one single wardrobes, storage cupboards, radiator.

#### BEDROOM 2

with window to the side and again with attractive fitted bedroom furniture including double wardrobe and storage cupboards. Radiator.

#### SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, window to the side.

#### OUTSIDE

The property occupies an enviable position on this select development of Park Homes ideally placed for all amenities. Approached over brick paved driveway with parking for two to three cars. The Garden is a particular feature of the property being of a good size and laid for ease of maintenance to gravel and paving, perfect for an array of pot plants. Decked sun terrace. Ample space for storage sheds and offering a good level of privacy being enclosed with wooden fencing.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Leasehold in perpetuity and is subject to a ground rent of £167.00, on land registry the property is marketed as Freehold, so would need to be clarified on pre-contract enquiries. Being a Park Home please be advised that the

purchase will be a cash purchase only and has a minimum age restriction of 45. Fully Residential. Pets allowed.

##### SERVICES

We are advised that mains water, electricity, gas and drainage are connected.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

##### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### NEED TO CONTACT US

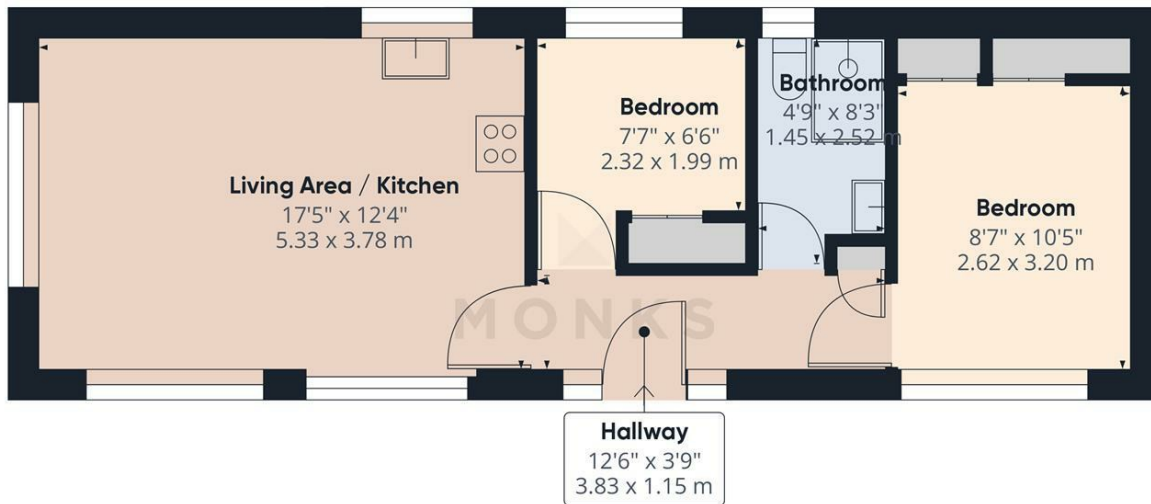
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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Approximate total area<sup>(1)</sup>  
492.15 ft<sup>2</sup>  
45.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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## Get in touch

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## Oswestry office


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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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