

# Town & Country

Estate & Letting Agents



**6 Hawkstone Park, Oswestry, SY11 1JH**

**Offers In The Region Of £155,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this beautiful detached, modern park home located on a small development on the outskirts of Oswestry. The property has two double bedrooms, open plan lounge and dining room, kitchen, bathroom, en suite and hallway. There is off road parking and a good sized garden to the rear. Oswestry town centre is just a five minute walk away with all daily amenities close at hand.

### Directions

From Oswestry take the Whittington Road out of town and the development will be observed on the right hand side opposite Colour Supplies. Turn into the site where the property will be found on the left hand side.

### Accommodation Comprises

#### Hallway

Having a window to the side, a part glazed door to the front, radiator and doors leading to the kitchen and the lounge.

#### Kitchen 12'5" x 9'5" (3.80m x 2.88m)



The well appointed kitchen has a window to the side and a glazed door to the side, fitted base and wall units with work surfaces over, electric oven, gas hob, integrated extractor fan, coved ceiling, one and a half bowl sink with a mixer tap over, part tiled walls, radiator, vinyl flooring, integrated fridge/freezer, display cabinets, integrated washing machine, integrated tumble drier and under unit lighting. A door leads through to the dining room.

#### Additional Photo



#### Lounge 21'7" x 14'2" (6.60m x 4.33m)



The good sized lounge/ dining room has two windows to the front, a window to the side, French doors to the side leading to the drive, coved ceiling, two radiators and a feature electric fireplace. A door leads to the inner hallway.

#### Dining Area



#### Inner Hallway

Having a loft hatch, coved ceiling, fitted cloaks cupboard with a gas boiler and doors leading to the bedrooms and the bathroom.

### Bedroom One 10'7" x 9'5" (3.25m x 2.88m)



The first double bedroom has a window to the side, radiator, coved ceiling, fitted dressing table and drawers and a door leading to the walk in wardrobe with hanging space and fitted wardrobes. A door also leads to the en suite.

### En Suite



The en suite has a wash hand basin on a vanity unit, shower cubicle, low level w.c., a window to the rear, coved ceiling, vinyl flooring and a radiator.

### Bedroom Two 10'3" x 9'5" (3.13m x 2.88m)



The second double bedroom has a window to the side, radiator, coved ceiling, fitted wardrobes and dressing table.

### Family Bathroom



The main bathroom has a panelled bath, low level w.c., wash hand basin on a vanity unit, heated towel rail, a window to the side, vinyl flooring, extractor fan and a coved ceiling.

## To The Outside



To the outside there are steps up to the front door. There is a block paved driveway at the side along with gravelled gardens and outside lighting.

## Rear Gardens



The good sized rear garden has a patio with lawned and shrubbed gardens beyond, shed, outside tap, power point and fencing.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is leasehold, 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 A.

## Services

The agents have not tested the appliances listed in the particulars.

## 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

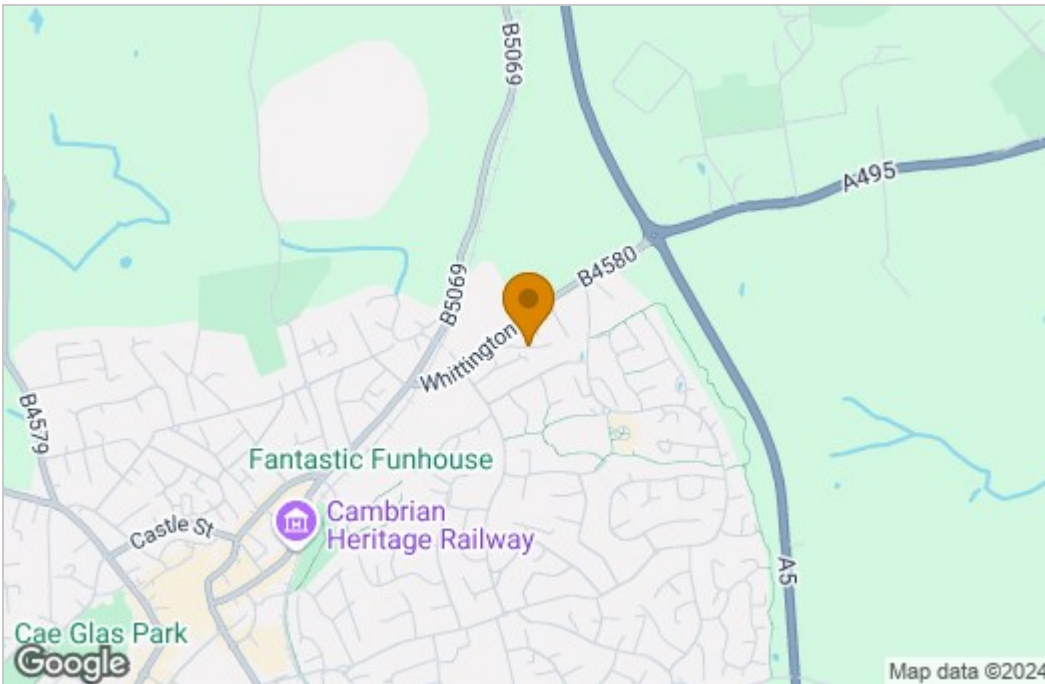
## Additional Information

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

## Area Map



## Energy Efficiency Graph

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

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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk