

# Town & Country

Estate & Letting Agents



**16 Hawkstone Park Whittington Road, Oswestry, SY11 1JH**

**Asking Price £159,500**

Town and Country Oswestry are pleased to market this delightful detached park home located on a small development on the outskirts of Oswestry. The property has three bedrooms, one with en-suite, open plan lounge and dining room, modern kitchen, bathroom and hallway. To the rear there is great, low maintenance garden, perfect for relaxing in the summer months and off road parking for multiple vehicles. With Oswestry town centre just a short walk about this property offers both comfort and convenience with all amenities close at hand. \*Over 50s\* \*Pet Friendly\*

## 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 identifiable by our For Sale Board.

## Accommodation Comprises

### Porch

With lighting to create a welcoming entrance to the property.

### Hall



A Bright hallway with wood flooring, coved ceiling, radiator, cloakroom cupboard off, great for storage, and part glazed door to the side with glazed side panel.

## Lounge/Dining Room 19'4" x 16'7" (5.91m x 5.06m)



Immaculately presented open plan lounge and dining room with large bow window to the side and window and French door to the front, flooding the room with plenty of natural light. Having wood flooring, coved ceiling, wall lights and two radiators.

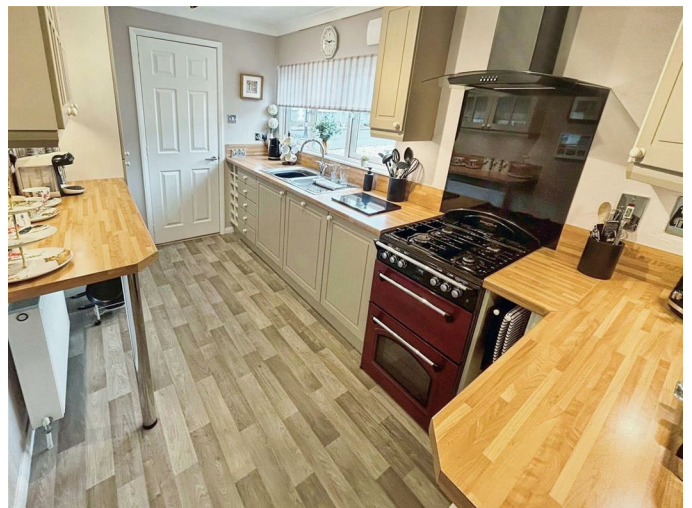
## Additional Photograph



## Dining Area



## Kitchen 13'0" x 7'1" (3.98m x 2.18m)



Modern and well equipped kitchen comprising base and wall units with under unit lighting, breakfast bar, one and a half bowl sink with mixer tap. Appliances include oven and hob with extractor fan over, integrated dishwasher and integrated fridge/freezer. Door to a tall storage cupboard/airing cupboard with

a radiator. With window to the side, vinyl flooring, coved ceiling and radiator.

### Additional Photograph

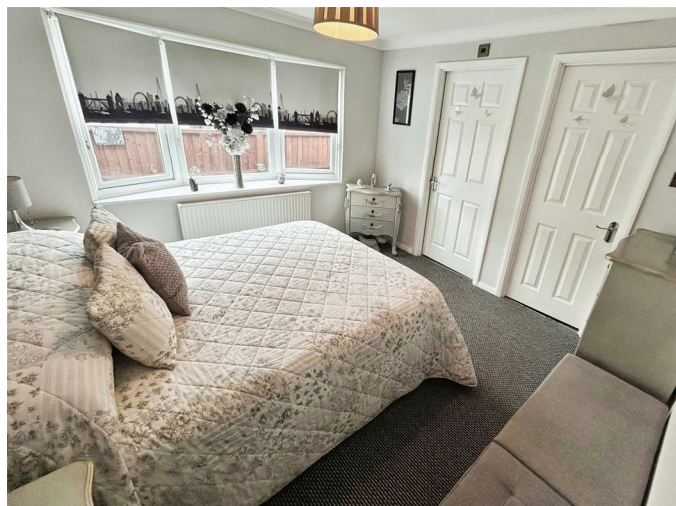


### Utility Room



A handy utility space with base and wall units, plumbing for washing machine and drier, built in cupboard housing the gas boiler, door to broom cupboard, radiator, vinyl flooring, coved ceiling and part glazed door to the side leading to the rear garden.

### Bedroom One 10'3" x 9'4" (3.14m x 2.86m)



An airy and spacious double bedroom having walk in dressing room with shelving and rails, bow window to the side, coved ceiling, radiator and vinyl flooring.

### Ensuite Bathroom



Contemporary ensuite bathroom comprising corner shower cubicle with mains shower, W/C, wash hand basin, heated towel rail, extractor fan, window to the rear, shaver point and coved ceiling.

**Bedroom Two 10'0" x 9'3" (3.05m x 2.84m)**



Second bedroom having bow window to the side, wood flooring, radiator and covered ceiling.

**Bedroom Three 6'9" x 6'4" (2.08m x 1.95m )**



Third bedroom with window to the side, radiator and covered ceiling.

**Bathroom**



Stylish family bathroom with panel bath, wash hand basin on vanity with mixer tap, W/C, vinyl flooring, extractor fan, radiator and covered ceiling.

**To The Front**



Inviting entrance to the front of property being gravelled with a block paved driveway for multiple vehicles, patio area and path leading to the rear of the property.

**To The Rear**



Private and low maintenance rear garden, that is beautifully presented by the current home owners, with an artificial grassed area, patio, decked area at the side, great for entertaining friends and family, block path, two sheds and outside tap.

## Additional Photograph



## 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.

Lease payable - £169.74 monthly.

## Services

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

## To Book a Viewing

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

## 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.

## 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.

## 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

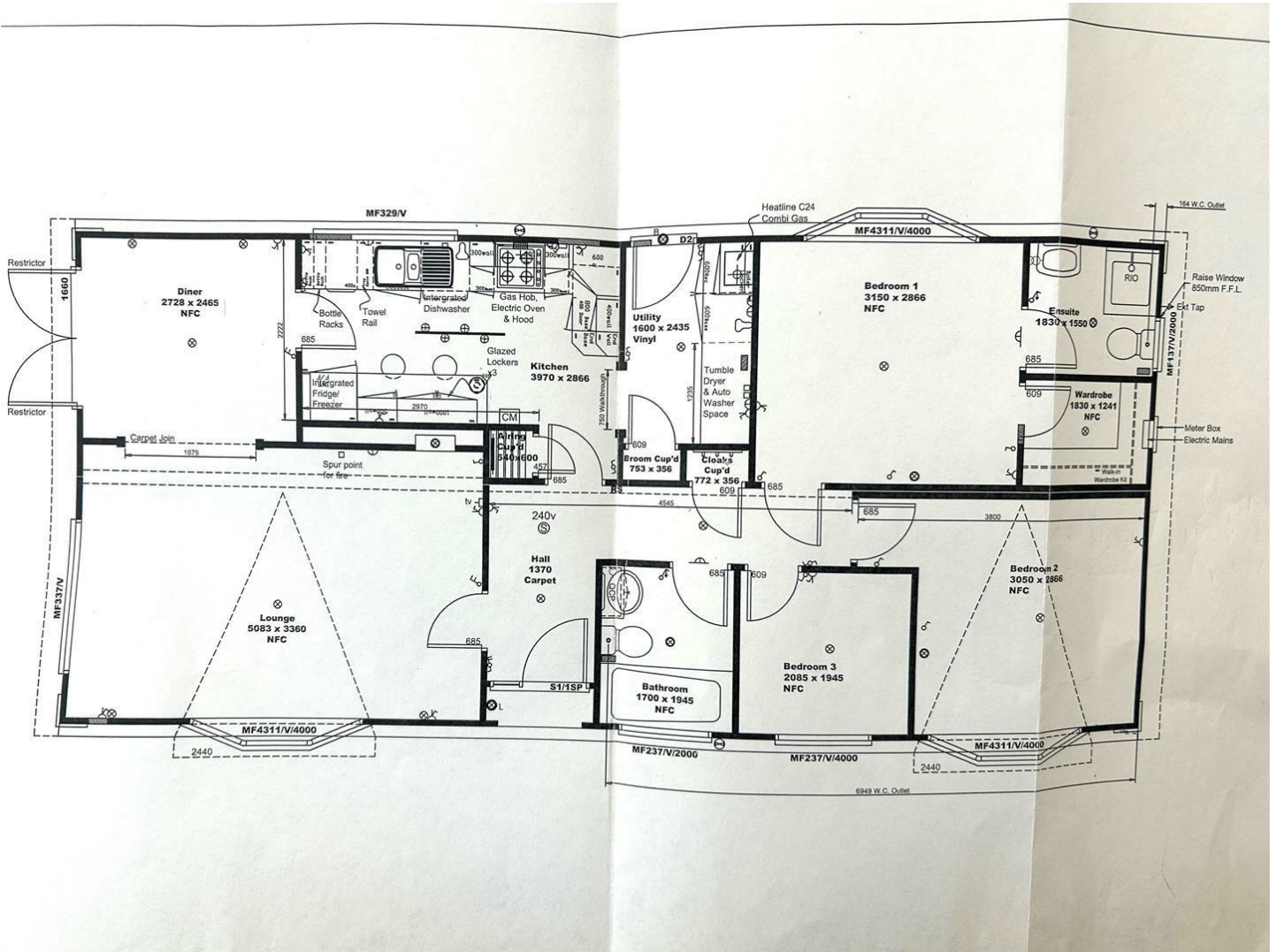
Saturday: 9.00am to 2.00pm

## Additional Information

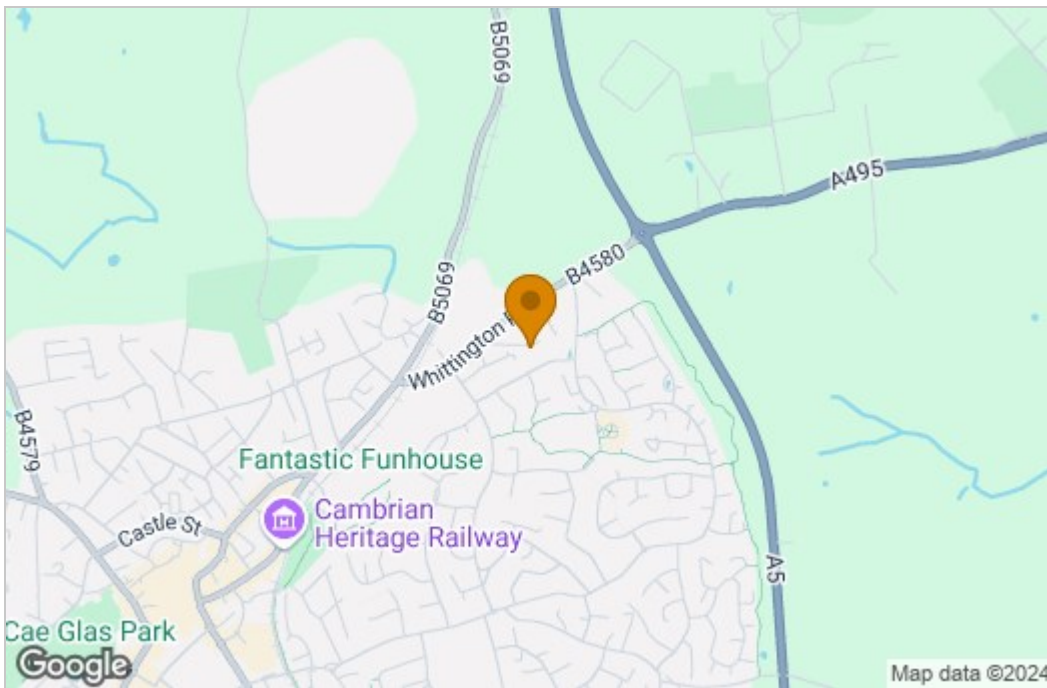
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

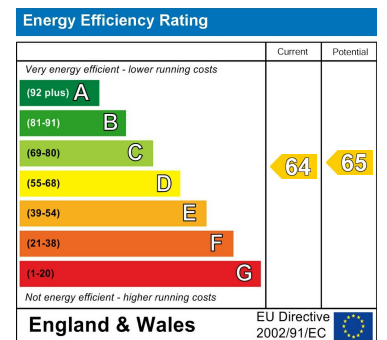
# Floor Plan



# Area Map



# Energy Efficiency Graph



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