



FOR SALE

Asking Price £515,000

The Marches, 7 Park Drive, Oswestry, Shropshire, SY11 1BN

A traditional and beautifully presented 1930's Detached House set in extensively stocked landscaped gardens with garage and store shed, whilst located in a particularly sought after residential area on the fringe of the town close to Brogyntyn parkland.





- **Extended Period Detached House**
- **Versatile Accommodation**
- **Suitable for Families or Retirees**
- **Beautifully Stocked Gardens with Summerhouse**
- **Driveway with Garage**
- **Sought After Locality**
- **Two Banks of PV Solar Panels**

DIRECTIONS

From Oswestry town centre proceed north along the B4580 to the Fire Station at, which turn right onto Oakhurst Road towards Selattyn/Weston Rhyn. Proceed a short distance and turn right into Park Drive and the property will be seen after a short distance towards the end on a corner plot on the left.

SITUATION

The property is well situated within a sought after and established residential area on the outskirts of Oswestry. The town offers a thriving centre with a good range of shops together with leisure and social facilities and a range of schools. Commuters will have easy access to the A5 which links north to Wrexham and Chester or south to Shrewsbury with further links to Telford.

DESCRIPTION

This charming and spaciouly proportioned detached house offers a blend of traditional and contemporary features. The accommodation is attractively presented and includes double glazed windows and a gas fired central heating system. The viability of 3 separate receptions rooms offers versatility for families, who will also be pleased to know there is a guest cloakroom/WC off the reception hall. The kitchen is well equipped with storage space and a selection of appliances, together with a breakfast bar. There is a useful utility adjacent with access to the garage and out to the rear garden.

On the first floor there are 4 generous size bedrooms, one of which includes an en-suite shower room and the remainder are then served by the family bathroom.

Outside there is excellent parking space on the block pavier driveway with ample parking for a number of cars and/or caravan/trailer. In addition there is a garage, together with a very useful timber garden shed. The gardens are a lovely sight, neatly maintained and abundantly stocked, whilst including a sun terrace and summer house.

ACCOMMODATION

ENTRANCE PORCH

With attractive leaded windows and tiled floor.

RECEPTION HALL

Attractive American hemlock flooring, coving, dado rail, staircase rising to first floor accommodation.

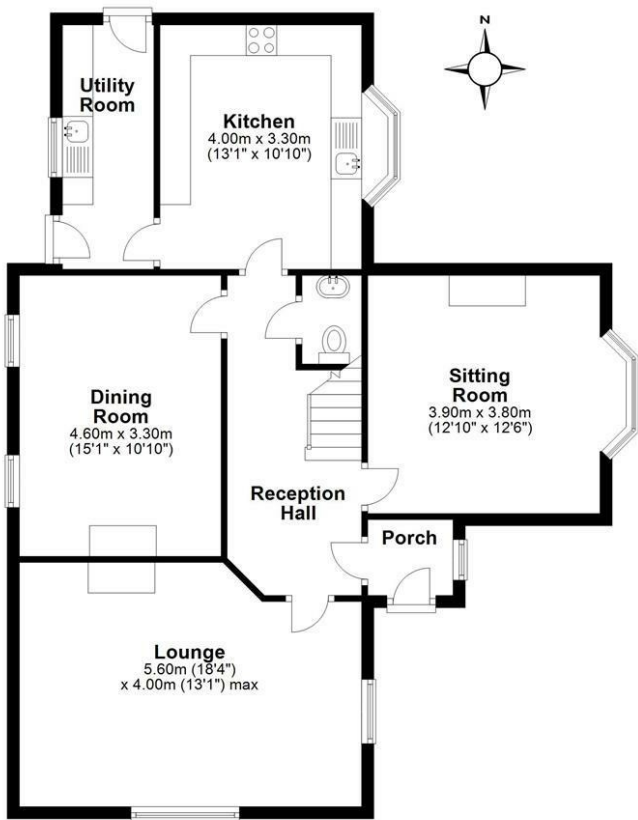
GUEST CLOAKS/WC

With vanity unit having wash hand basin, close coupled WC, extractor fan.



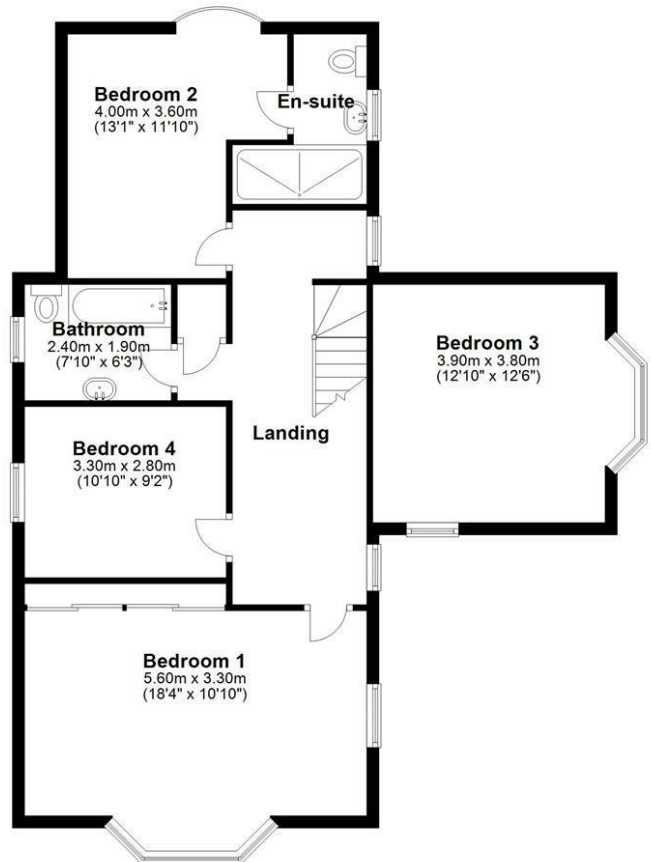
Ground Floor

Approx. 86.4 sq. metres (930.5 sq. feet)



First Floor

Approx. 84.6 sq. metres (910.3 sq. feet)



Total area: approx. 171.0 sq. metres (1840.8 sq. feet)
7 Park Drive

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



LOUNGE

With coved ceiling, feature fireplace with decorative wood surround, Inset marble style panels and hearth together with fitted coal effect electric fire, twin window aspect overlooking the gardens.

SITTING ROOM

With attractive American hemlock flooring, coved ceiling and picture rail, feature fireplace with attractive painted decorative wood surround, inset marble style panel and hearth, fitted coal effect electric fire, gas connection point, deep double glazed bay window with additional window aspect.

DINING ROOM

With coved ceiling, twin matching arched recesses with decorative surround, glazed shelving and cupboards under. Twin window aspect to the side of the house.

KITCHEN

Tile effect vinyl floor covering. Fully fitted kitchen to include extensive granite effect worktops with tiled splash and built-in sink unit. Built-in ELECTRIC NEFF INDUCATION HOB UNIT with touch control and integrated EXTRACTOR HOOD overhead, built-in ELECTRIC SIEMANS COMBINATION OVEN with additional built-in ELECTRIC SIEMANS FAN ASSISTED OVEN below. A comprehensive range of high gloss faced base and eye level units including cupboard and drawers. Inset freestanding BOSCH DISHWASHER, integrated FRIDGE and FREEZER UNITS. Additional tall pantry cupboards. Useful breakfast bar, recess with fitted shelving, feature servant's bell.

UTILITY ROOM

Vinyl floor covering, fitted worktop with built-in sink unit and tiled splash and cupboard under and large broom cupboard to side. Space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler, two external entry doors.

FIRST FLOOR LANDING

Spaciously proportioned and split level. Airing cupboard containing factory insulated hot water tank with immersion heater and slatted shelving above.

BEDROOM 1

With an extensive range of built-in wardrobes having part mirrored doors. Wide double glazed bay window with window seat to the front. additional side window aspect. Coved ceiling.

BEDROOM 2

With coved ceiling, deep double glazed bay window, additional feature port hole double glazed window with stained glass and leading.

BEDROOM 3

With coved ceiling.

EN-SUITE SHOWER ROOM

With tiled shower cubicle having direct feed shower unit, close coupled WC, pedestal wash hand basin. Wall mirror and towel rail, coved ceiling.

BEDROOM 4

With coved ceiling, access to part boarded loft space with pull down ladder.

FAMILY BATHROOM

With panelled bath with chrome mixer tap and shower attachment, tiled splash areas, close coupled WC, vanity unit with wash hand basin and toiletry top to the side with a range of cupboards below. Electric shaver socket and fitted mirror with lighting, coved ceiling.

OUTSIDE

The property is approached through attractive twin ornamental iron entrance gates leading onto a generous size block pavier driveway and parking area with ample space for a number of cars/caravan etc. Cold water tap.



DETACHED GARAGE

Brick built with up and over entrance door, power and light connected.

GARDENS

These extend around the property on three sides. To the front and side are attractive landscaped areas with ornamental pink gravel to the front interspersed with three specimen trees and a shrubbery bed against the front brick boundary wall. There is a central wicket gate and block pavier pathway which then extends around to the side gate. The path is flanked by especially well stocked flower beds.

The rear garden is mainly brick walled enclosed and forms a lovely feature to the property having a neat lawn divided by a stepped pathway and bounded in part by low brick walling and a pathway. Part of the borders are abound with colour provided by specimen shrubs and herbaceous plants. There is a FLAGGED SUN TERRACE with timber SUMMER HOUSE.

VEGETABLE GARDEN area with a raised herbaceous bed to the rear including roses. Metal framed greenhouse, timber GARDEN STORE with power and light connected and fitted bench.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, light fittings, curtains and blinds are included in the sale.

SERVICES

Mains water, electricity and drainage and gas are understood to be connected. Gas fired central heating is installed.

PV SOLAR PANELS

The property has the benefit of two banks of roof mounted solar panels with two converters located in the loft. The solar panels were installed in 2011 with a feed in tariff. Further details available from the vendors or solicitors.

COUNCIL TAX BAND

The property is currently in Council Tax Band E.

VIEWING

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320 - oswestry@hallsgb.com

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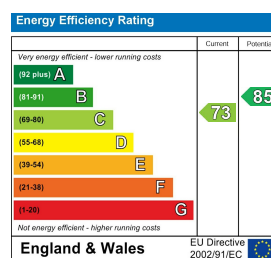
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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