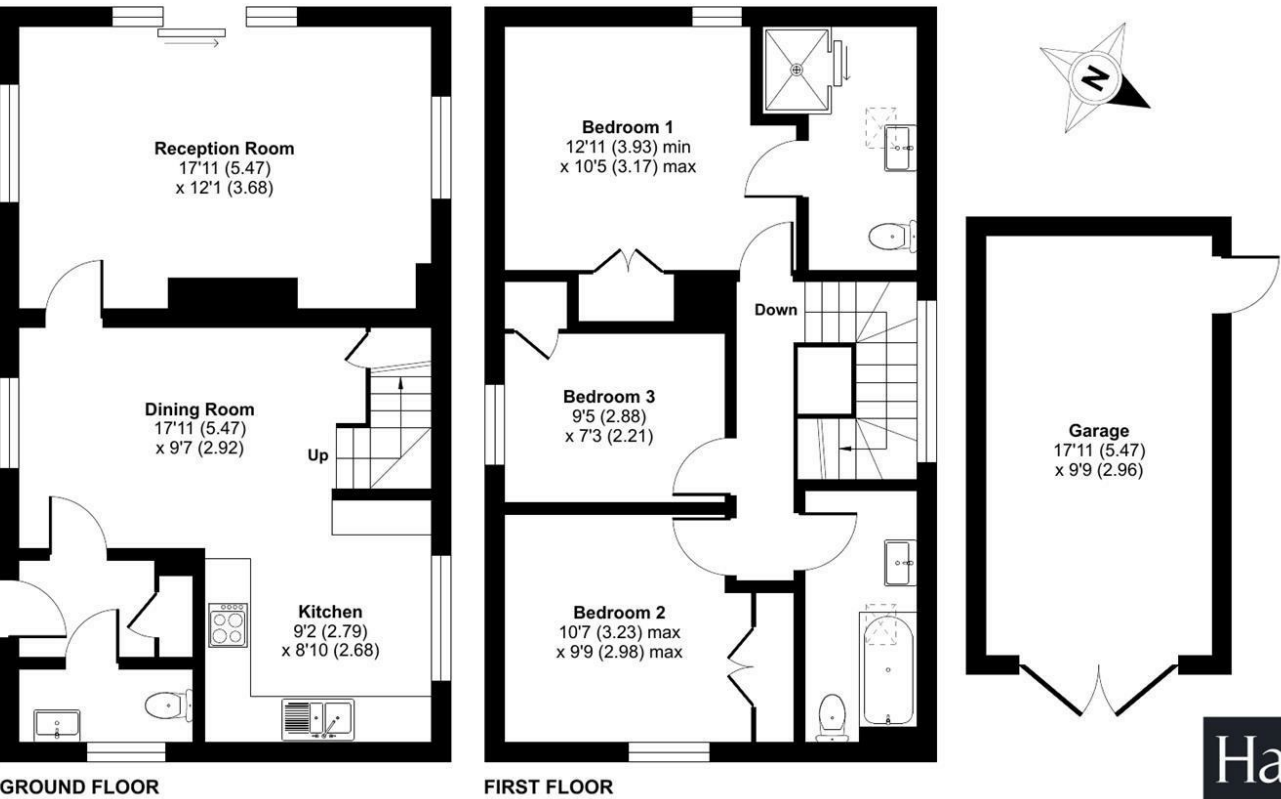


FOR SALE

36 Park Crescent, Park Hall, Oswestry, SY11 4AR



Approximate Area = 1084 sq ft / 100.7 sq m
Garage = 174 sq ft / 16.2 sq m
Total = 1258 sq ft / 116.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1309290



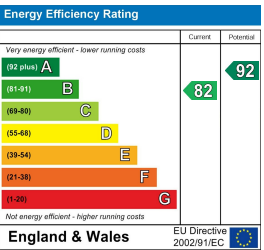
FOR SALE

Offers in the region of £360,000

36 Park Crescent, Park Hall, Oswestry, SY11 4AR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, 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



England & Wales EU Directive 2002/91/EC



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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01691 670 320



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Stylish Three Bedroom Detached Home
- Sleek Shaker-Style Kitchen
- Principal Bedroom with Ensuite
- Spacious Living Room
- Landscaped Garden with Timber Garden Bar
- Detached Garage and Private Driveway

DESCRIPTION

Halls are delighted with instructions to offer this property on Park Crescent in Oswestry.

This property presents a rare opportunity to purchase a charming detached home on a small and well-regarded development in Park Hall, just outside Oswestry. Designed with a cottage-style aesthetic, the property features tasteful modern finishes throughout while retaining a cosy and welcoming feel.

The ground floor enjoys a sociable layout, with the kitchen/diner and lounge both centred around a striking dual-aspect log burner, perfect for cosy evenings or entertaining. Upstairs, three bedrooms are well-proportioned, including a principal bedroom with ensuite shower room.

Outside, the home is set back in a peaceful corner of the development, offering a sense of privacy and calm, along with a neatly maintained lawned garden and a garage with power.

DIRECTIONS

From Oswestry town centre, head north towards the A5, joining the Whittington Road (B4580). Continue northeast on the B4580 until you reach the roundabout; go straight across onto the A495 towards Whittington. After approximately 1 mile, turn left onto Burma Road, following signs for Park Hall. Drive around 0.5? mile on Burma Road, then turn right into Park Crescent. Follow Park Crescent for a short distance and the property will be on your right-hand side, identified by the Halls For Sale board.

W3W

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SITUATION

The property is attractively situated within Park Hall off Park Crescent, amidst a prestigious residential development. The property is within easy reach of Oswestry town centre approximately 2.6 miles away, which offers a comprehensive range of amenities including leisure facilities and schooling. The nearby village of Whittington offers a selection of basic amenities including primary school, pubs and local shop/post office. Further afield easy access via the main A5 commuter route leads south to Shrewsbury, Telford and the Midlands and north connecting into the A483 through to Wrexham and Chester. Commuters will also be pleased to note that the nearby railway station based in Gobowen, approximately 2 miles away allows a daily commute to both Chester and Shrewsbury with further connections thereon.

SCHOOLING

The area offers a wide selection of well-regarded primary schools in and around Oswestry, including Woodside Primary School, Whittington C of E Primary School, Morda C of E Primary School, and Holy Trinity Primary Academy.

It also boasts excellent independent and secondary educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

THE PROPERTY

The property is entered via a welcoming hallway with a downstairs cloakroom on the right and small utility room for the washing machine and boiler ahead of the front door.

You then enter the dining room/kitchen which is fitted with contemporary grey shaker units and integrated appliances, flowing into a central dining area ideal for everyday living and entertaining. The spacious living room has wide-plank oak flooring, a feature brick fireplace with wood-burning stove, and large sliding doors opening to the rear garden. A downstairs WC completes the ground floor.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and ensuite shower room. A modern family bathroom serves the remaining bedrooms.

The accommodation is finished to a high standard throughout, offering stylish and practical living in a sought-after development.

THE ACCOMMODATION COMPRISES:

Ground floor - Entrance hallway, Downstairs Cloakroom, Dining Area, Fitted Kitchen, Living Room, Downstairs WC
First Floor - Principal Bedroom with Ensuite Shower Room, Second Double Bedroom, Third Bedroom, Family Bathroom

OUTSIDE

The property enjoys a neatly landscaped, fully enclosed rear garden with a generous patio seating area—ideal for outdoor dining and entertaining. A standout feature is the charming timber garden bar, creating a sociable space for summer gatherings. The lawn is bordered by raised beds and established planting, offering colour and privacy, while a detached garage and gravelled driveway provide practical off-road parking.

GENERAL REMARKS

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band D.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.