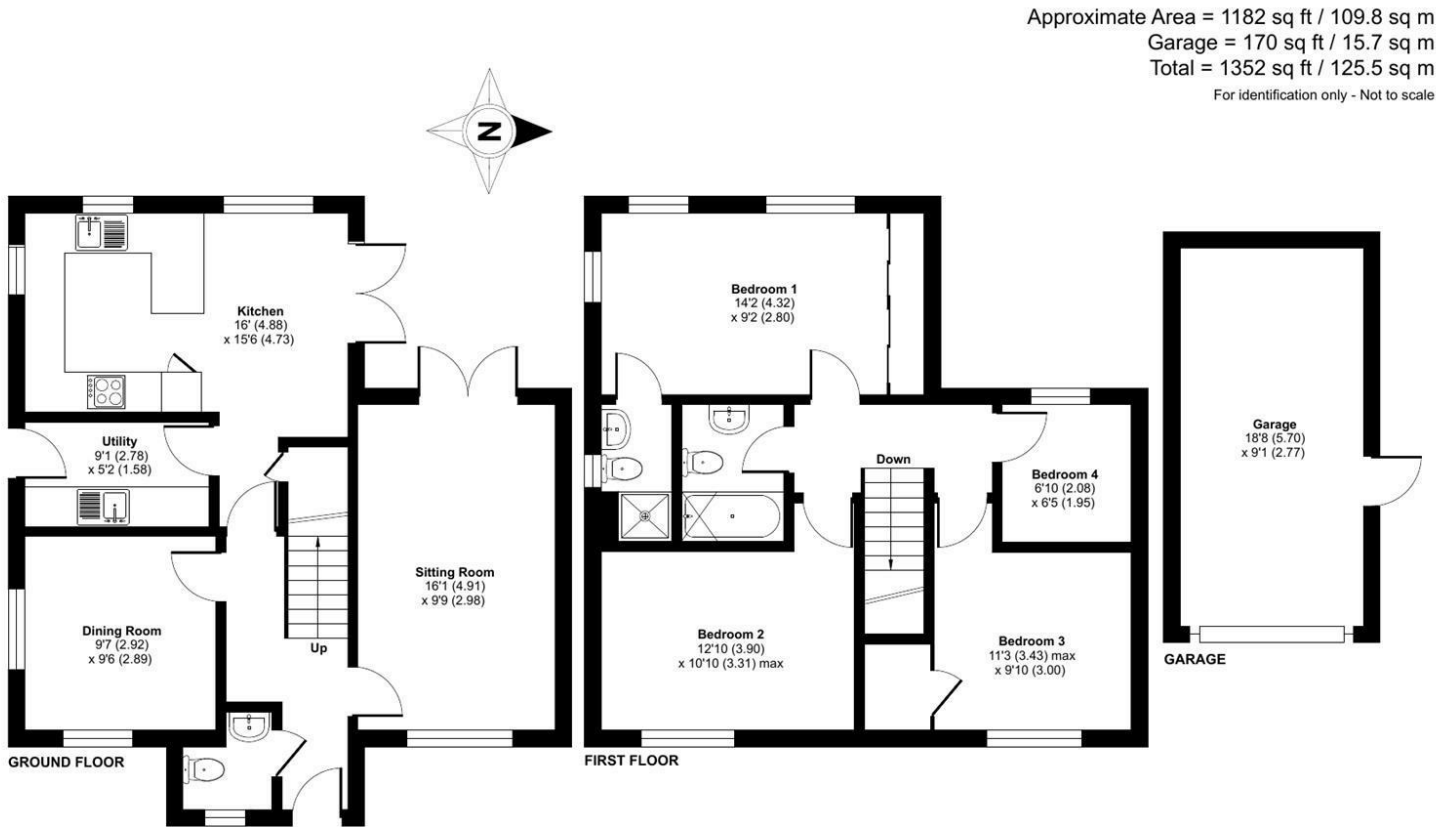


FOR SALE

26 Agnes Hunt Drive, Park Hall, Oswestry, SY11 4FE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2025. Produced for Halls. REF: 1359496



FOR SALE

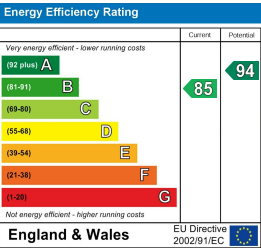
Offers in the region of £349,950

26 Agnes Hunt Drive, Park Hall, Oswestry, SY11 4FE

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



A beautifully presented four-bedroom detached home, finished to a high specification and enjoying an enviable position overlooking open fields to the rear. Built in recent years and further enhanced by the current owners with thoughtful upgrades including a utility room, oak doors, and stylish tiled flooring, this is a fantastic family property with generous parking, landscaped gardens, and a single garage.



01691 670320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 670320



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Modern four-bedroom detached family home
- Stylish kitchen with adjoining utility room
- Principal bedroom with en suite
- Landscaped rear garden backing onto open fields
- Tiled flooring to hall and kitchen, oak internal doors
- Sought-after Park Hall location, convenient for Oswestry

DESCRIPTION
26 Agnes Hunt Drive is a superb modern detached home, offering well-designed accommodation arranged over two floors.

On the ground floor, a welcoming entrance hall with tiled flooring leads into the principal living spaces. The sitting room is a bright and inviting reception room, featuring French doors which open onto the rear garden, creating an excellent indoor-outdoor flow.

The kitchen/breakfast room is fitted to a high specification with a sleek range of units, integrated appliances, and tiled flooring. A breakfast bar provides casual dining, while windows and doors to the rear capture views across open fields. Adjoining the kitchen, the current owners have added a highly practical utility room, providing additional storage and appliance space.

A separate dining room offers flexibility for formal dining or use as a study/playroom, while a guest cloakroom completes the ground floor.

The first floor provides four bedrooms, including a principal bedroom with en suite shower room and fitted wardrobes. Three further bedrooms are served by a modern family bathroom.

SITUATION
The property is positioned close to open farmland on the perimeter of a well-regarded modern development within the village of Park Hall, which, whilst nestling within the much noted Shropshire countryside, boasts the locally renowned Park Hall Countryside Experience, making it a must for families. The property enjoys a particularly convenient proximity to the charming village of Whittington and the market town of Oswestry which, between them, provide an array of day-to-day amenities, including Schools, Supermarkets, Convenience Stores, Public Houses, and Medical Facilities; with the county centres of Wrexham and Shrewsbury lying to the north and south respectively and offering a more comprehensive offering, to include cultural and artistic attractions.

W3W
///making.superhero.paces

DIRECTIONS
Leave Oswestry to the north-east via the Whittington road, continuing over the roundabout to proceed along the A495. After around 0.3 miles, a left hand turn leads into Park Hall via Burma Road; proceed for around 0.7 miles until a right hand turn leads into Agnes Hunt Close where, shortly after, the road forks to the the right up to the top of the close, property is at the back of the development and can be found by Halls For Sale Board.

SCHOOLING
The property is conveniently located for access to a range of well-regarded state and private schools, including Whittington C of E Primary, Derwen College, Gobowen Primary School, St.Martins School, The Meadows, The Marches, Oswestry School, Moreton Hall, and Ellesmere College.

OUTSIDE
The property is set back behind a neat foregarden and has been improved with the addition of extra driveway space to the front, allowing excellent off-road parking.

To the rear, the garden is laid to lawn with a patio terrace for outdoor seating and dining, taking full advantage of the open outlook over the fields beyond.

The single garage is a particularly useful feature, fitted with an electric roller shutter door, separate side access door, and power/lighting connected, making it highly versatile for storage, hobbies, or workshop use.

ACCOMODATION
Ground Floor
Entrance Hall
A welcoming reception space with tiled flooring, oak internal doors and staircase rising to the first floor. Provides access to the principal reception rooms and cloakroom.

Sitting Room
16'1" x 9'9" (4.91m x 2.98m)

Kitchen / Breakfast Room
16' x 15'6" (4.88m x 4.73m)

Utility Room
9'1" x 5'2" (2.78m x 1.58m)

Generous Under Stairs Storage

Dining Room
9'7" x 9'6" (2.92m x 2.89m)

Cloakroom (WC)

First Floor

Bedroom 1
14'2" x 9'2" (4.32m x 2.80m)

En Suite
Appointed with shower cubicle, wash hand basin and WC.

Bedroom 2
12'10" x 10'10" max (3.90m x 3.31m)

Bedroom 3
11'3" x 9'10" (3.43m x 3.00m)

Bedroom 4
6'10" x 6'5" (2.08m x 1.95m)

Family Bathroom
Well appointed with panelled bath, separate shower cubicle, wash hand basin and WC.

Outside

Garage
18'8" x 9'1" (5.70m x 2.77m)
Single garage with electric roller shutter door, separate side access door, and power/lighting installed.

EV Charger on Driveway

SERVICES
We are advised that the property benefits from mains water, electrics, drainage, and gas.

COUNCIL TAX
The property is shown as being within council tax band E on the local authority register.

LOCAL AUTHORITY
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

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

TENURE
The property is said to be of freehold tenure