

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £795

14, St. Barbaras Place, Park Hall, Oswestry SY11 4AP

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Spacious two bedroom semi-detached house
Quiet cul-de-sac location
Off road parking, Car port, gch, dg
EPC Rating - Band 66|D Council Tax Band 'B'
Holding Deposit £183 Deposit £917
Sorry No Pets

Accommodation

Location: The property is set in the popular hamlet of Park Hall which is located just outside the village of Whittington which has a host of amenities including an excellent Primary School, Shop/Post Office and Public Houses. For a wider range of facilities, the market town of Oswestry is only 1.5 miles whilst easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Chester and Birmingham.

Accommodation: A part glazed uPVC door at the front of the property leads into:

Porch: With part glazed door into:

Hall: Staircase to first floor landing, radiator, wood flooring, fitted shelving, understairs storage cupboard and doors off to:

Living Room: 18' 11" x 11' 5" (5.77m x 3.48m) Multi fuel burner set on slate hearth with brick surround and timber mantle. Glazed French windows to rear gardens, wood flooring, radiator and TV/telephone points.

Kitchen: 10' 6" x 9' 11" (3.20m x 3.02m) Modern range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated electric double oven and separate 4 ring hob with extractor hood over. 'Worcester' gas fired boiler, tiled floor, part tiled



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

walls, space/plumbing for washing machine and fridge, uPVC door to:

Side Entrance Hall: Door to car port at front, door to rear gardens and internal doors to:

Store Room One: 7' 7" x 4' 11" (2.30m x 1.50m) With light, power and water facilities laid on.

Store Room Two: 4' 11" x 4' 2" (1.50m x 1.28m)

Staircase to first floor landing: Airing cupboard housing hot water cylinder and slatted shelving, separate storage cupboard, radiator, access to loft space and doors off to:

Bedroom One: 12' 10" x 9' 0" (3.90m x 2.74m)
Radiator and fitted wardrobes.

Bedroom Two: 13' 6" x 7' 10" (4.11m x 2.40m)
Radiator and fitted wardrobe.

Bathroom: 5' 9" x 4' 10" (1.74m x 1.47m) Panel bath with electric shower over, wash hand basin, radiator and part tiled walls.

Separate W.C.: Low level flush w.c.

Outside: At the front of the property the driveway is bordered by lawned gardens and leads to the covered car port. To the rear there are further good sized

gardens which are mainly laid to lawn bordered by mature trees and shrubs. A paved patio adjoins the property providing access to the Living Room and Side Entrance Hall.

EPC Rating D|66 Council Tax Band 'B':

Holding Deposit £183:

Deposit £917:

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Directions: Proceed out of Oswesty on the Gobowen Road, turn right under the bridge onto the Whittington Road. When approaching the roundabout take the second exit signposted 'Whittington', after half a mile turn left onto Drenewydd, continue onto Inglis Road and turn right on Larkhill Road, follow the road round onto St Barbaras Place where the property will be located on the right hand side.

Agent Note: The photographs in the brochure are not current and were taken in 2023





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steeped in heritage
with a forward
thinking outlook.

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