

BOWEN

PROPERTY SINCE 1862



Offers in the Region of £484,950

4 Bedrooms 3 Bathrooms

4 Park Issa Gardens, Whittington,
Oswestry, SY11 4PW

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General Remarks

A well appointed and spacious 4 bedroom detached family house with integral double garage and good-sized private gardens, situated at the end of a cul-de-sac within walking distance of the centre of the sought after village of Whittington.

The property offers flexible ground floor living accommodation, together with a Master Suite on the first floor (benefiting from en suite and large dressing room), with three other bedrooms (one with en suite) and a family bathroom. The large private rear gardens are also a notable feature, together with a recently added Workshop/Home Office which could be used for a host of future uses.

Location: The property is situated within a small development in easy walking distance of the centre of the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Other amenities include an excellent Primary School, Village Shop/Post Office, Church, and Public Houses. The nearby towns of Oswestry and Ellesmere provide a wider range of



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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.

facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

Accommodation

A covered porch with part glazed entrance door opens into:

Reception Hall: With radiator, stairs to first floor landing, door to understairs storage cupboard and door to:

Cloakroom: With low flush WC, wash hand basin, half tiled walls and radiator.

Lounge: 22' 0" x 11' 7" (6.70m x 3.53m) With marble fireplace housing electric fire, dual aspect windows to front and side elevations, coving to ceiling, radiators and sliding door to:

Conservatory: 12' 3" x 12' 1" (3.74m x 3.69m) Timber glazed conservatory with brick base, ceramic floor tiles and double doors leading to the rear gardens.

Dining Room: 11' 7" x 10' 6" (3.53m x 3.20m) With double glazed bay window to the front elevation, coving to ceiling, radiator and double doors into:

Kitchen: 11' 7" x 10' 11" (3.54m x 3.32m) Fully fitted kitchen with a range of matching base and wall cupboards, worktop over incorporating a 1 1/2 bowl sink with swan neck mixer tap, Breakfast bar. Integrated Smeg 4 ring gas hob with oven below and extractor fan over, Bosch dishwasher. Heated towel rail, door to garage and into:

Utility room: 7' 4" x 6' 5" (2.23m x 1.95m) With base units and worksurface matching the kitchen, stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, wall mounted Worcester gas fired central heating boiler (installed 3 years ago), radiator and door leading to gardens.

First Floor Galleried Landing: With inspection hatch to roof space which is boarded and has power, feature window to the front elevation, radiator, door to:

Airing cupboard: Housing the hot water cylinder with slatted shelving.

Bedroom 1: 17' 1" x 16' 5" (5.2m x 5.0m) With radiator, dual aspect windows to the front and rear, inspection hatch to roof space, coving to ceiling and door into:

En Suite Shower Room: 7' 1" x 6' 4" (2.16m x 1.92m) With suite comprising shower cubicle with electric shower, large vanity unit with work surface and feature oval wash hand basin, heated towel rail, fully tiled walls and obscured glass brick feature wall.

Adjoining Dressing Room: 11' 2" x 8' 3" (3.41m x 2.51m) With radiator. This room could also be used as a Study or Walk-through Bedroom.

Bedroom 2: 12' 10" x 8' 9" (3.92m x 2.67m) With radiator, fitted double wardrobe and hanging rail and shelving, door into:

En Suite Shower Room: 7' 10" x 5' 2" (2.39m x 1.57m) With low level flush WC, pedestal wash hand basin with tiled splashback, fully tiled shower cubicle with electric shower, radiator.









Bedroom 3: 11' 10" x 10' 7" (3.60m x 3.22m) With radiator.

Bedroom 4: 11' 11" x 6' 9" (3.62m x 2.05m) With radiator and built-in wardrobe with hanging rail and shelving.

Family Bathroom: 7' 10" x 7' 8" (2.40m x 2.33m) Comprising a suite of panelled bath with mixer tap and shower attachment, low level flush WC and pedestal wash hand basin. Half tiled walls and radiator.

Integral Double Garage: 16' 10" x 16' 2" (5.14m x 4.94m) With two up and over doors to the front, door into the Kitchen and pedestrian door to the rear gardens.

Gardens: The enclosed rear garden is mainly laid to lawn with paved patio across the rear of the property. There are steps up to a raised gravelled area, planted beds, trees and shrub borders.

The front garden has a raised slate and gravel area to the side leading to the rear of the property. The wide tarmac driveway leads to the double garage and to the front door providing ample parking.

Workshop/Office: 17' 1" x 9' 3" (5.20m x 2.82m) With power and lighting laid on. This was built around 2 years ago and could be used for a host of other purposes.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We understand that mains water, gas, electricity and drainage are connected.

Council Tax: Council Tax Band 'E'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating: 67(D)

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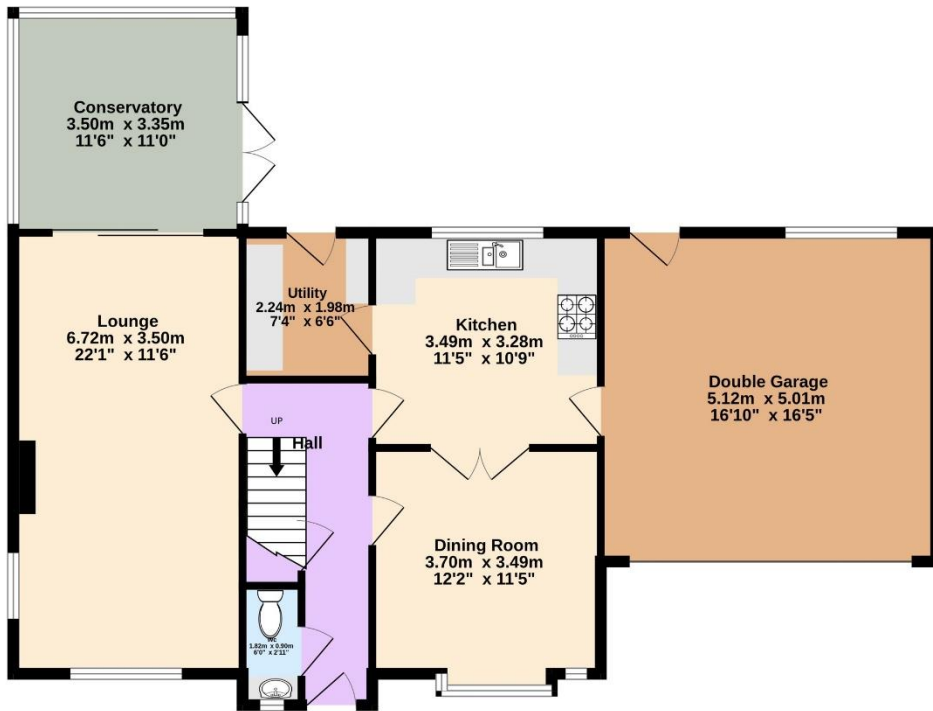
Directions: From the A5/A483 Oswestry by pass take the A495 signposted to Whittington/Ellesmere. Continue into the village of Whittington, taking the immediate left onto Station Road after the railway crossing. Continue around the corner to the right onto Cambrian Avenue before taking the right hand turn onto Park Issa Gardens where the property is located at the end on the right hand side.

Get the most out of your property

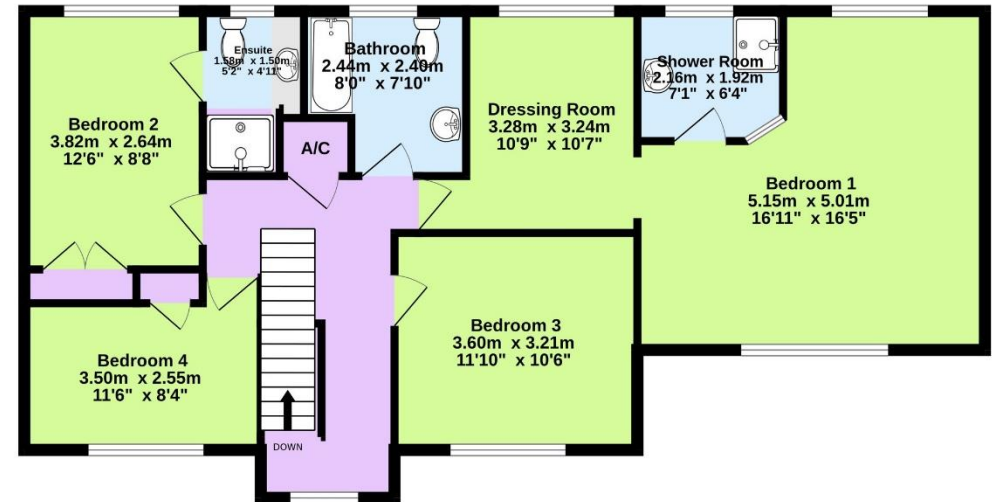
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Ground floor
98.8 sq.m. (1063 sq.ft.) approx.



1st floor
86.1 sq.m. (927 sq.ft.) approx.



TOTAL FLOOR AREA : 184.9 sq.m. (1990 sq.ft.) approx.
All measurements are approximate & for display purposes only.
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