

BOWEN

PROPERTY SINCE 1862



Offers in the Region of £210,000

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

🛏 2 Bedrooms

🚿 1 Bathroom

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



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General Remarks

This much improved two bedroom semi-detached property provides well proportioned accommodation within a good sized plot in this popular residential area. The property benefits from a quiet cul-de-sac position and includes private gardens to the rear and ample parking to the front. The property is warmed by gas fired central heating and has uPVC double glazing throughout.

Location: The property is set in the popular hamlet of Park Hall, 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 away and easy access on to the A5/A483 provides direct routes to the town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Chester and Birmingham.

Accommodation

uPVC door into:

Entrance Porch: 9' 7" x 3' 2" (2.91m x 0.96m) Part glazed door into:

Hall: 8' 7" x 5' 6" (2.62m x 1.68m) With wood flooring, radiator, central heating control, stairs to first floor landing, understairs cupboard and doors off to:

Sitting/Dining Room: 18' 11" x 12' 9" (5.76m x 3.88m) max Having a log burner with brick surround and slate hearth, wood flooring, two radiators, TV/telephone points and glazed uPVC doors to gardens.

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.

Kitchen: 10' 6" x 9' 11" (3.20m x 3.02m) A range of fitted base/eye level wall units with worktops over and inset ceramic sink/drain. Integrated double oven and hob, space and plumbing for a dishwasher and fridge freezer. Worcester gas fired boiler, tiled floor, built-in pantry cupboard and door to:

Side Hall: 12' 1" x 3' 5" (3.68m x 1.03m) Door to log store/car port area at the front, door to rear and internal doors off to:

Utility: 7' 6" x 4' 11" (2.29m x 1.49m) Space and plumbing for a washing machine and tumble dryer.

Store Room: 4' 11" x 4' 3" (1.51m x 1.29m)

Stairs to First Floor Landing: Airing cupboard with hot water cylinder and slatted shelves, separate storage cupboard, access to loft space and doors off to:

Bedroom 1: 12' 10" x 9' 0" (3.91m x 2.74m)
Built-in wardrobes, radiator and TV point.





Bedroom 2: 13' 5" x 7' 10" (4.10m x 2.40m)

Built-in wardrobe and radiator.

Bathroom: 5' 9" x 4' 10" (1.75m x 1.47m) Panel bath with electric shower over, wash hand basin, radiator, part tiled walls and extractor fan.

Separate WC: 4' 9" x 2' 7" (1.46m x 0.80m) Low level flush WC and radiator.

Gardens: The enclosed rear garden is of a good size being mainly laid to lawn with a patio spanning the full width of the property and decked area. The front has a brick paved and tarmacadam driveway, together with car port providing ample parking.

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

Services: Mains electricity, gas, water and drainage is connected.

Council Tax: Council Tax Band 'B'

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

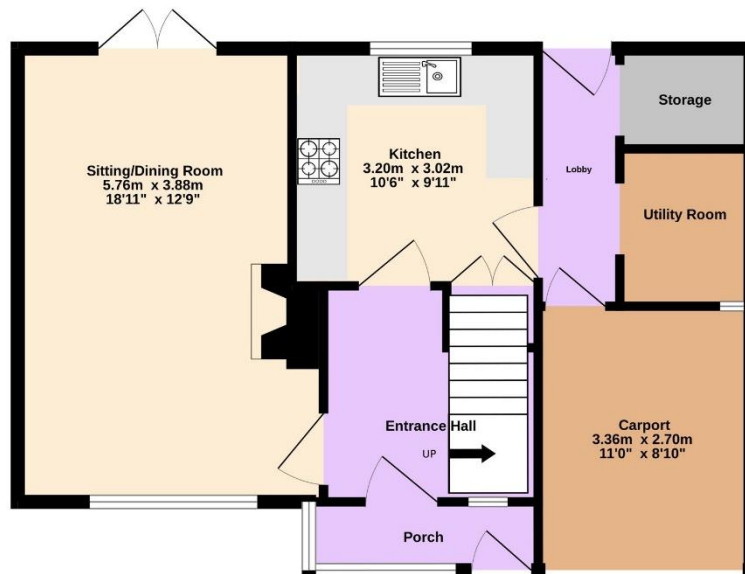
EPC: EPC Rating 66(D)

Agent's Note: Please note that in accordance with the Estate Agents Act we wish to notify prospective purchasers the Vendor is connected to persons at Bowen.

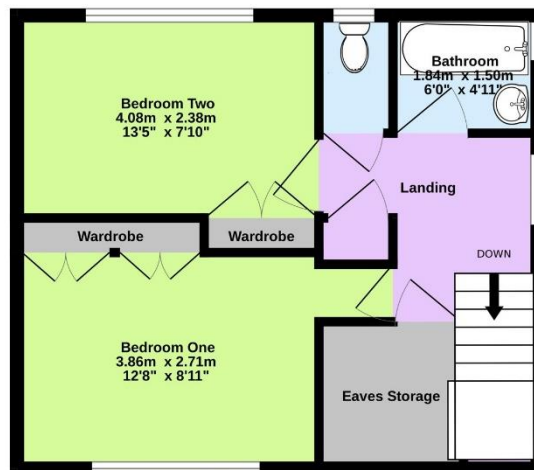
Directions: Proceed out of Oswestry on Gobowen Road, turn right under the bridge onto the B4580 Whittington Road. At the roundabout take the second exit signposted 'Whittington', after half a mile turn left onto Drenowydd. Continue onto Inglis Road and turn right on Larkhill Road, follow the road round onto St Barbaras Place where the property will be located on the right hand side.



Ground floor
57.7 sq.m. (621 sq.ft.) approx.



1st floor
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 95.9 sq.m. (1032 sq.ft.) approx.

All measurements are approximate & for display purposes only.
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