



Roger
Parry
& Partners

Drenwydd Cottage, Park Hall, Oswestry, SY11
4AB



Drenwydd Cottage, Park Hall, Oswestry, SY11 4AB
Offers In The Region Of £235,000

A mature detached cottage requiring general renovation and upgrading throughout situated in a lovely position surrounded on three sides by adjoining fields yet is only a few minutes' drive from both Oswestry and the village of Whittington. The property is offered with the option to purchase a small area of the adjoining field to enlarge the plot (see agents note/ plan for further information)



LOCATION

Park Hall is a hamlet located only 1 mile from Oswestry and is ideally situated for good road access. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities.

SUMMARY

A mature detached cottage requiring general renovation and upgrading throughout situated in a lovely position surrounded on three sides by adjoining fields yet is only a few minutes' drive from both Oswestry and the village of Whittington.

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The cottage's accommodation presently comprises, sitting room dining room, kitchen, inner hallway giving access to a pantry and downstairs bathroom. Upstairs there are 3 bedrooms (two double and a single) The property has off-road parking for 2/3 cars and oil heating together with three adjoining brick- built out buildings/stores although some require repair. The property is set in modest gardens but there is the ability to enlarge the plot by taking up the option to purchase a small additional area of adjoining field.

KITCHEN

9'0" x 8'2" (2.74 x 2.49)

Wooden front door leads to;

KITCHEN 9' x 8' 2" (2.74m x 2.49m) With fitted sink, tile floor and door to an under-stair storage area. Enclosed stairs lead to the first floor. Door leads to;

DINING ROOM

14'0" x 9'9" (4.27 x 2.97)

Two windows to the front elevation, built in cupboard, ceiling light and radiator. Door leads to;

SITTING ROOM

14'0" x 9'9" (4.27 x 2.97)

Window to the front and side elevations, tiled fireplace with surround and tiled hearth, ceiling light and radiator.

Kitchen leads to an inner hall with window to the side and quarry tiled floor giving access to a pantry with shelving leading through to;

BATHROOM

10'0" x 5'6" (3.05 x 1.68)

Panelled bath with shower over, WC, and pedestal wash hand basin. Tiled flooring, ceiling light, and window to the side.

FIRST FLOOR**BEDROOM ONE**

12'0" x 9'10" (3.66 x 3)

Window to front and side elevation, ceiling light and radiator.

BEDROOM TWO

14'8" x 9'7" (4.47 x 2.92)

Two windows to the front elevation, ceiling light and radiator.

BEDROOM THREE

8'9" x 7'8" (2.67 x 2.34)

Window to the rear elevation with views of adjoining fields, ceiling light and radiator.

EXTERNAL

The property is approached through a wooden 5 bar gate and gives access to off road parking for 2/3 cars situated to the side of the property. A paved path extends across the front of the property with lawn set to one side and enclosed with wicket style fence. A further lawn area is situated to the side of the property with further gravelled patio area overlooking fields.

OUTBUILDINGS

There is an adjoining brick built former

wash house with oil boiler supplying central heating and hot water, measuring 10' x 7'

Two further single storey outhouses respectively accessed from the side garden, measuring 15' x 9'4" and 10' x 6' which require some repair.

SERVICES

AGENTS NOTE: A small parcel of the adjoining field is available by separate negotiation (separate family owner). This constitutes two strips of 10 metres wide to the rear of the property and a further 10 metre width strip on the Whittington side of the property at a purchase price of £10,000. See plan.

General Services: Mains water, private draining via septic tank (which is located on the adjoining field) and oil central heating.

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: F

Tenure: Freehold

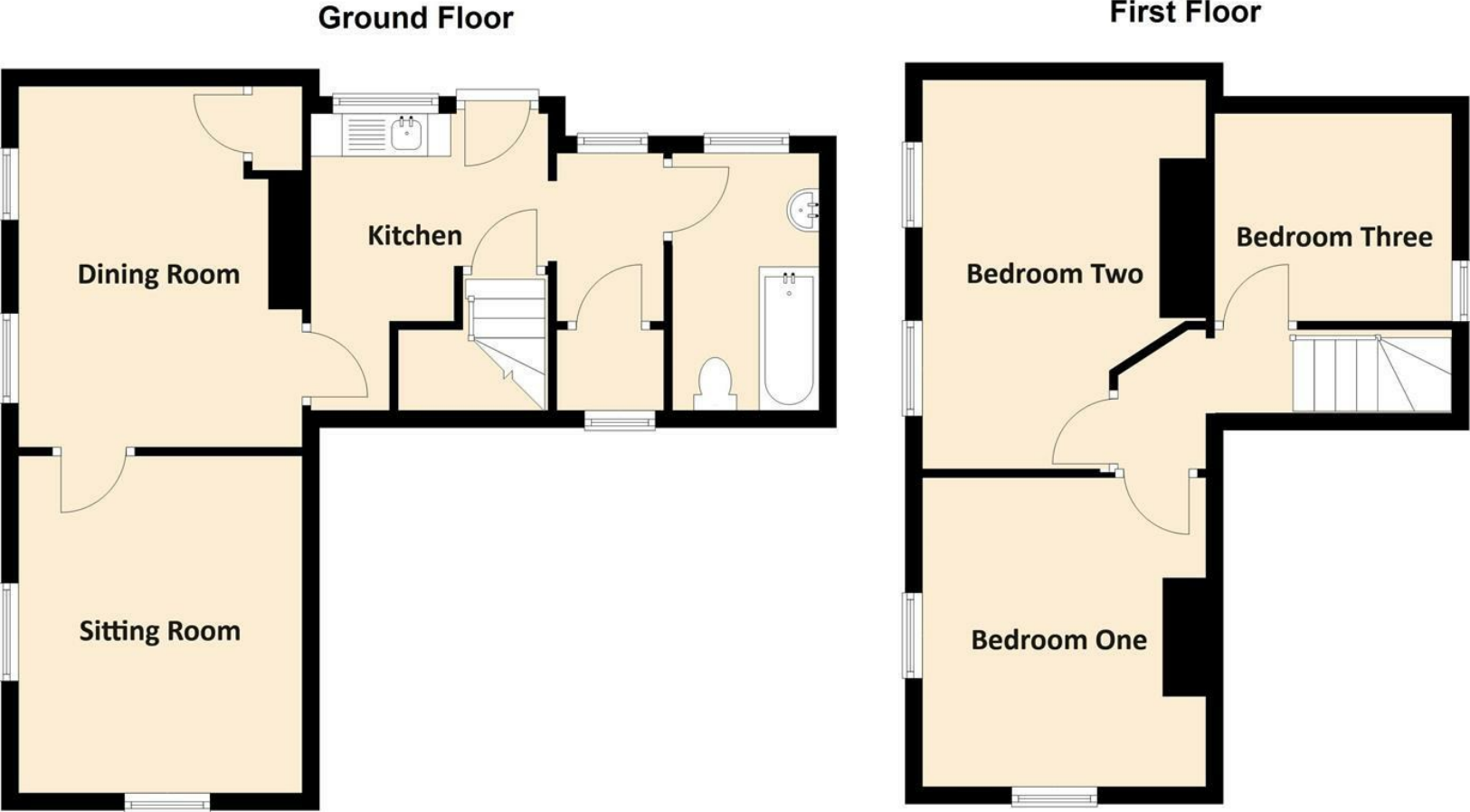
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the Whittington Road B4580 and cross the roundabout towards Whittington. Continue along this road and the property is on the right hand side after a short distance.

Floor Plan
(not to scale - for identification purposes only)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From our office in Oswestry, proceed on Salop road towards leg street,, proceed over the traffic lights leading to Beatrice Street. Take the right turning under the bridge on to Whittington Road, at the roundabout take the second turning for Whittington. Proceed along this road and the property will be on the right hand side noted by our for sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.