

Fixed price £325,000

3 Bedrooms 2 Bathrooms

Plot 11, Wynne Place, Park Hall,
Oswestry, SY11 4AT

BOWEN

PROPERTY SINCE 1862

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General Remarks

The Yateley is a picturesque 3 bedroom detached home from the Shropshire Homes' Legacy Collection. As you step inside, you discover a spacious hallway. The home features a well-appointed kitchen/dining room, boasting French doors that open onto the garden, whilst the living room benefits from a bay window. Upstairs, bedroom one is a retreat of luxury, complete with an en-suite and a built-in wardrobe, offering convenience and ample storage. Bedroom two also features a built-in wardrobe, maximising space and practicality. Bedroom three makes the perfect children's room or home office and the large family bathroom ensures comfort for all. The home also comes with a single garage, large driveway for two cars and an EV charging point. The property also benefits from an air source heat pump, 10-year, NHBC Buildmark warranty, uPVC windows and is fibre ready (FTTP).

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over 45 years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

Please note the photographs are of the house type and not plot specific.



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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 expressively 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.

Location: Wynne place is situated in the popular hamlet of Park Hall, just outside the village of Whittington which has a host of amenities and attractions including an excellent Primary School, Shop/Post Office, Public Houses and Whittington Castle. 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 County Town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Chester, Birmingham and beyond.

Wynne Place offers an assortment of homes to suit all, from 2 bedroom bungalows, to 2 and 3 bedroom terraced/semi-detached homes, and 3 and 4 bedroom detached properties.

Accommodation

Covered Porch: With door leading into:

Entrance Hall: With stairs leading to first floor and understairs storage cupboard.

Cloakroom: With low level flush WC and wash hand basin.

Living Room: 16' 11" x 12' 2" (5.15m x 3.71m) Having dual aspect windows, one being a feature bay window.

Kitchen/Dining Room: 16' 11" x 7' 11" (5.15m x 2.41m) A well-equipped kitchen with dining area having French doors leading out to the garden together with dual aspect windows creating a light and airy space.

First Floor Landing: With doors leading to:

Bedroom 1: 12' 6" x 11' 2" (3.81m x 3.40m) Having built-in wardrobes and door to:

En Suite Shower Room: With a contemporary white suite.

Bedroom 2: 14' 5" x 9' 6" (4.39m x 2.89m) With built-in wardrobe and dual aspect windows.

Bedroom 3: 12' 3" x 7' 1" (3.73m x 2.16m)

Family Bathroom: Comprising a contemporary white bathroom suite.

Single Garage

Outside: Having a large driveway with parking for 2 cars together with an EV charging point and enclosed rear garden.

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

Services: We are informed the property will be connected to mains water, electricity and drainage. Heating will be provided via an air source heat pump. Each home is fibre broadband ready.

Specification:

- Choice of kitchen units with quartz or laminate worktops*^
- Oven, hob, integrated dishwasher and fridge freezer ^
- Choice of wall and floor tiles*^
- Sliding door wardrobes^

* at relevant stage
^ as specified for individual house types
– ask sales executive for full details

Council Tax Band: To be confirmed by Local Authority once build is complete.

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

EPC Rating: To be assessed be expected to be 'B'

Management Fee: The property will be subject to an annual management fee of £175.00.

Directions: Proceed out of Oswestry on the Gobowen Road, turn right under the bridge onto the Whittington Road. When approaching the roundabout take the second exit signposted 'Whittington' and take the second left into Park Hall (Burma Road). Continue along this road for approximately 0.75 of a mile where the development will be located on the right hand side.

What3words: ///fortunes.wrist.upgrading







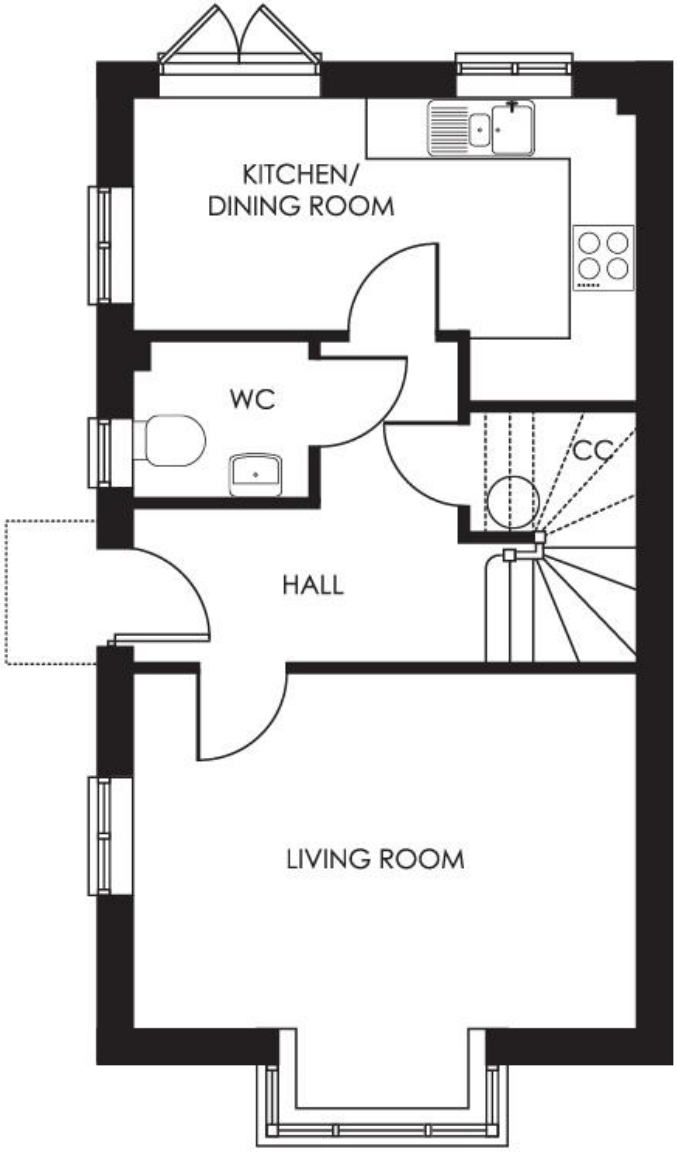




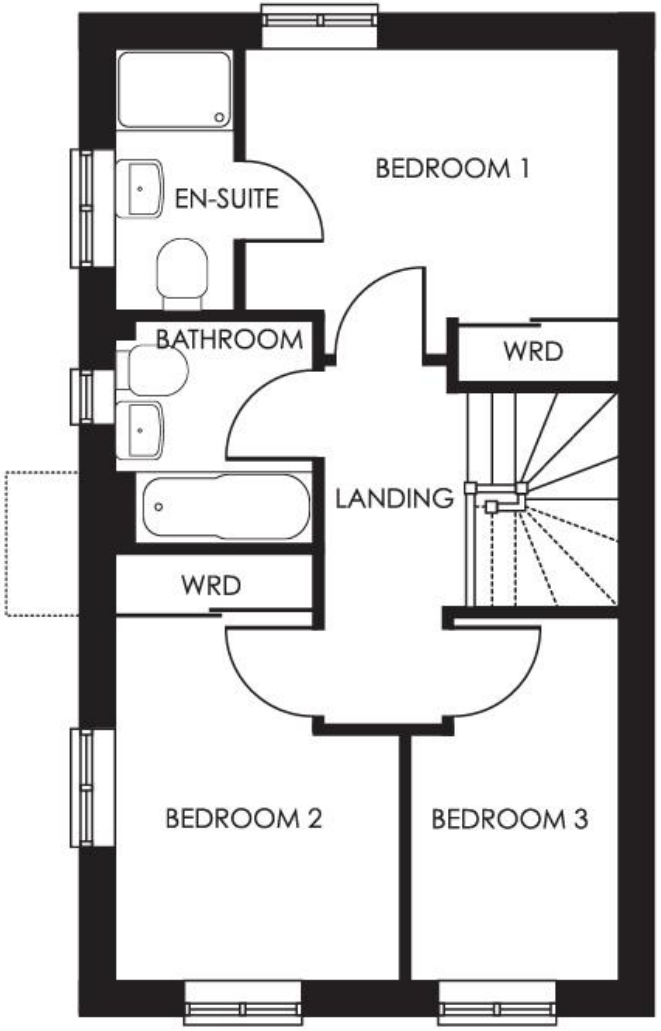




Ground Floor



First Floor



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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