

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £259,950

4 Penrhos Court, Station Road, Whittington,
Oswestry, Shropshire, SY11 4FA

🏠 3 Bedrooms

🚿 2 Bathrooms

4 Penrhos Court, Station Road, Whittington, Oswestry, Shropshire, SY11 4FA



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General Remarks

A well designed and immaculately presented three bedroom semi-detached property situated within this sought after development close to the centre of Whittington. The property was constructed in 2016 by the renowned developer Chartland Homes and includes several high specification features. There is off road parking to the side of the property and enclosed low maintenance gardens to the rear. The property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended by the sole selling agent.

Location: Situated within the heart of the historic village of Whittington, 4 Penrhos Court is one of twenty one country style houses built within a private mews. This popular village benefits from many local amenities including a post office, village shop, two public houses, a church and the ancient moated castle. The village also has a much sought-after primary school. Oswestry, Ellesmere, Shrewsbury and Wrexham are all within 20 miles, offering excellent shopping, recreational and educational options. Gobowen main line train station is only 3 miles from the village itself.

Accommodation

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

Hall: Italian Limestone flooring, radiator and doors off to:

Cloakroom: 6' 8" x 3' 0" (2.03m x 0.92m) Continuation of Italian Limestone flooring, concealed flush w.c., wash hand basin and radiator.

Lounge: 13' 0" x 12' 9" (3.95m x 3.89m) max Gas fired stove set on Limestone hearth, fitted shutters to front window, part panelling to walls, radiator, TV/telephone points and double doors through to:

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.

Open Plan Kitchen/Diner: 13' 4" x 12' 8" (4.06m x 3.85m) Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drain. Integrated oven with hob and extractor hood over, integrated fridge, freezer and dishwasher, large built in storage cupboards housing Worcester gas fired boiler, Italian Limestone flooring, radiator, TV point, glazed doors to rear gardens and stairs to first floor landing.

First Floor Landing: Built in storage cupboard, access to loft space and doors off to:

Bedroom 1: 10' 0" x 9' 0" (3.06m x 2.75m) Built in wardrobe, radiator, TV point and door to:

En Suite: Suite comprising shower cubicle with mixer shower, inset wash hand basin and concealed flush w.c. Radiator, tiled flooring, part tiled walls and extractor fan.

Bedroom 2: 10' 4" x 8' 6" (3.15m x 2.58m) Radiator and TV point.

Bedroom 3: 7' 8" x 7' 3" (2.34m x 2.20m) Radiator, TV point and built in storage cupboard.

Bathroom: 6' 8" x 5' 9" (2.03m x 1.76m) Suite comprising panel bath with rainfall shower over, inset wash hand basin and concealed flush w.c. Part tiled walls, radiator, tiled flooring and extractor fan.





Outside: The front of the property is a small stone area with a concrete slab pathway leading to the front entrance door. To the side of the house is the allocated parking for up to two vehicles. A side timber gate allows access to the enclosed rear garden which has been hard landscaped for ease of maintenance.

Services: We are informed that the property is connected to mains gas, water, electricity and drainage.

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

Council Tax Band: Council Tax Band - B.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000.

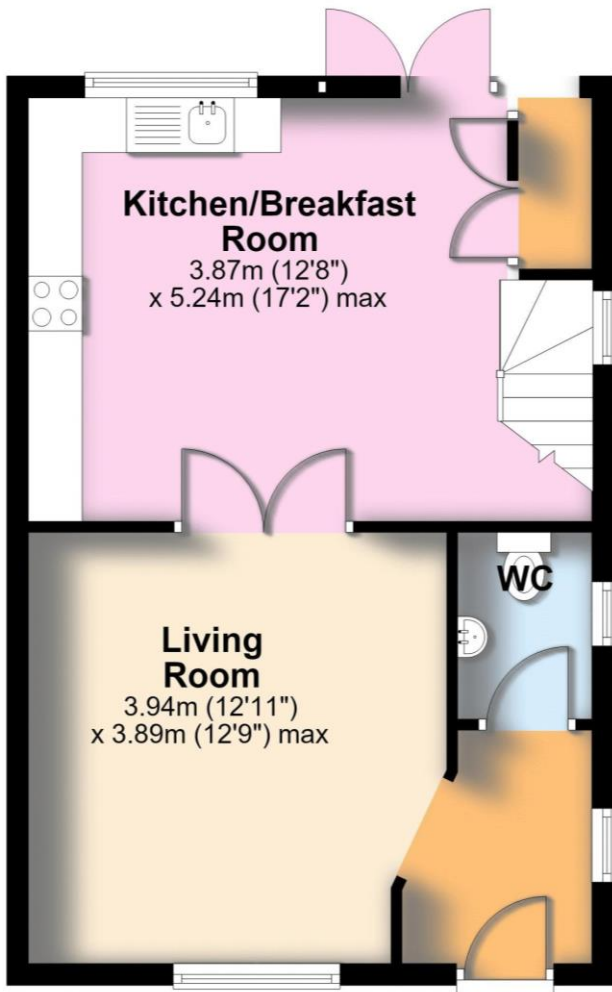
EPC Rating: EPC Rating - Band 'C' (79).

Directions: From Oswestry proceed out of the town along the Gobowen Road turning right for Whittington. On entering the village proceed over the level crossing and after a short distance turn left into Penrhos Court, just before the primary school on the right hand side. Follow the road ahead and the property will be found on the left hand side.



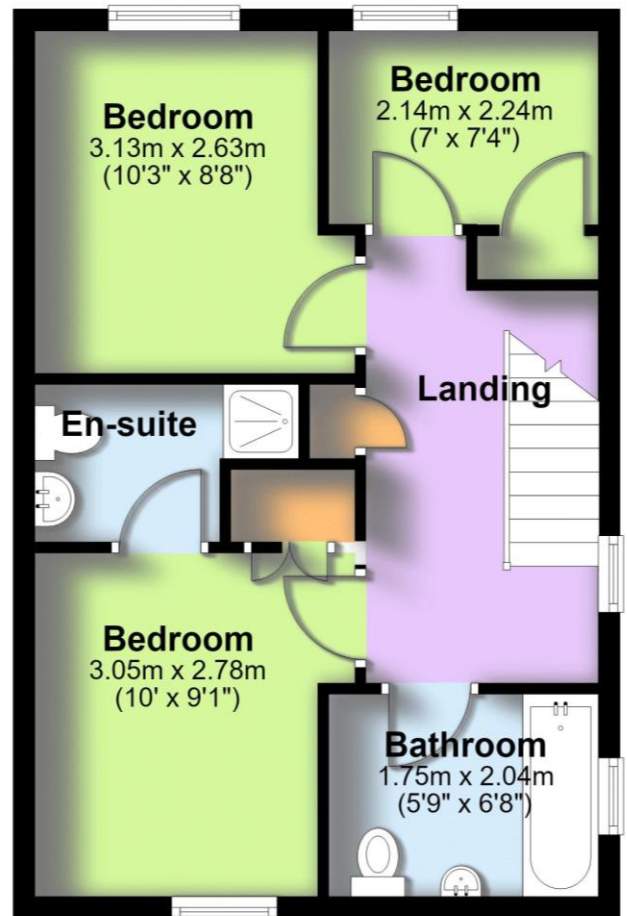
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 83.3 sq. metres (897.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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