

# BOWEN

PROPERTY SINCE 1862



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24 Hawkstone Park, Whittington Road,  
Oswestry, Shropshire, SY11 1JH

🏠 2 Bedrooms

🚿 2 Bathrooms

## 24 Hawkstone Park, Whittington Road, Oswestry, Shropshire, SY11 1JH



### General Remarks

A two bedroom park home situated within a small development within walking distance of Oswestry town centre. Accommodation includes a fully fitted kitchen, living/dining room, two bedrooms, one having a walk-in wardrobe and en suite shower room, together with a separate shower room. The property is warmed by gas fired central heating and has double glazing throughout. It offers all year residency for those purchasers over the age of 45 and would be ideal for downsizers, second property owners or retirees looking for a peaceful yet accessible location.

**Location:** The property is situated within walking distance of the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. 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 Manchester and Birmingham.

### Accommodation

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

**Hall:** 10' 1" x 4' 11" (3.07m x 1.50m) Radiator, cupboard housing gas fired boiler and doors off to:

**Kitchen:** 12' 2" x 9' 5" (3.71m x 2.87m max.) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainer. Integrated oven and gas hob with

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extractor hood over. Integrated fridge, freezer and dishwasher. Space and plumbing for washing machine. Vinyl flooring, radiator, part tiled walls, glazed uPVC door to side and separate glazed door to:

**Living/Dining Room:** 21' 5" x 14' 2" narrowing to 9'8" (6.54m x 4.32m narrowing to 2.95m) Two radiators, TV/telephone points, electric fire, glazed doors to side terrace and internal glazed door to:

**Inner Hall:** 7' 1" x 3' 2" (2.16m x 0.97m) Access to roof space and doors off to:

**Bedroom 1:** 10' 7" x 9' 5" (3.23m x 2.87m) Radiator, TV point and doors off to:

**Walk-in Wardrobe:** 5' 8" x 4' 2" (1.72m x 1.28m) Having fitted shelves and hanging rail.

**En Suite:** 5' 7" x 5' 0" (1.71m x 1.52m) Suite comprising shower cubicle with mixer shower, wash hand basin with vanity unit below and low level flush WC. Radiator, vinyl flooring and extractor fan.

**Bedroom 2:** 10' 2" x 9' 5" (3.11m x 2.87m) Radiator, TV point and fitted wardrobes.





**Shower Room:** 7' 1" x 6' 3" (2.15m x 1.91m)  
Suite comprising of a large walk-in shower cubicle with mixer shower, wash hand basin with vanity unit below and concealed flush WC. Radiator, vinyl flooring and extractor fan.

**Outside:** A blockwork driveway runs alongside the property providing ample parking with the remainder of the front garden being of low maintenance paving and gravel with inserted shrubs. To the side/rear of the property is a paved patio with gravelled beds and shrubs. Access is afforded around the property via a block paved path with a small raised terrace located on the other side.

**EPC Rating:** EPC Rating - Band 'C' (71).

**Tenure:** We are informed that the property is leasehold with a service charge payable of £197.00 per calendar month. The vendor advises that they are members of NAPHR (National Association of Park Home Resident's) and their residency is covered by the Mobile Homes Act 1983. For further information on Park Home living, we recommend that purchasers enquire with their respective solicitors.

**Agent's Note:** We are informed that these properties are available to cash purchasers only.

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

**Council Tax Band:** Council Tax Band 'A'.

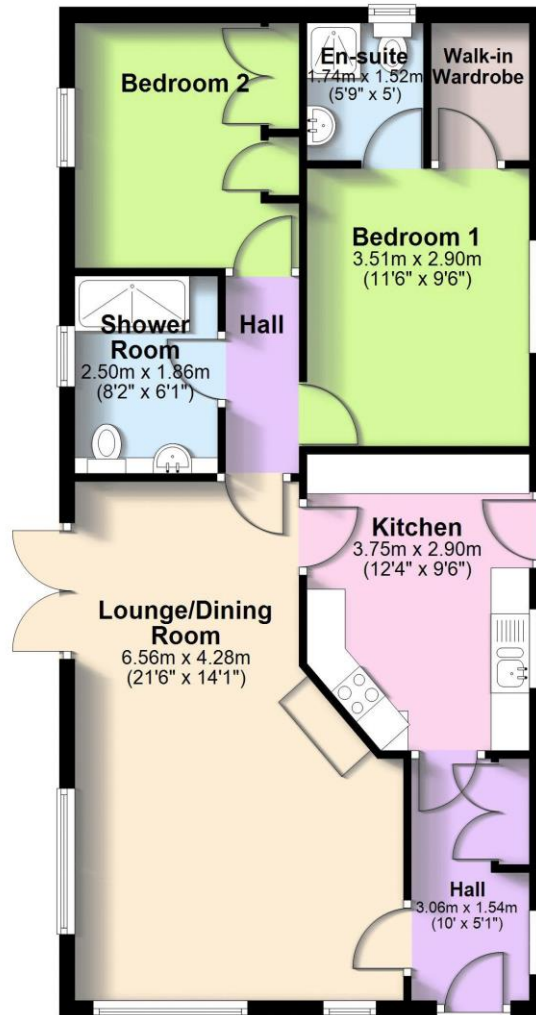
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**Directions:** From Oswestry town centre proceed down Gobowen Road turning right under the railway bridge onto Whittington Road. Continue along and the entrance to Hawkstone Park is located on the right hand side. On entering the Park, No. 24 is located on the right hand side.



## Ground Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

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

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.