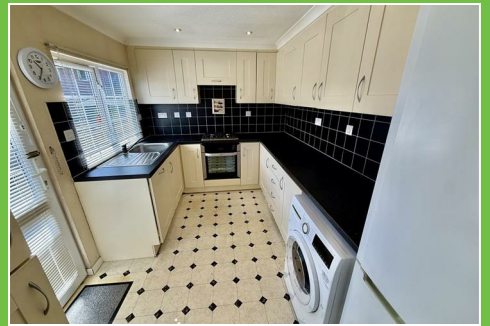


# Town & Country

Estate & Letting Agents



**15 Hawkstone Park Whittington Road, Oswestry, SY11 1JH**

**Offers In The Region Of £140,000**

Town and Country Oswestry are delighted to offer to the market this attractively built park home which is designed to look like a traditional bungalow in a quiet location close to Oswestry town centre. The property has mains services. Situated on a gated development in a pleasant, safe and secure location on the edge of Oswestry. Viewing is highly recommended to appreciate the lifestyle and accommodation that these homes have to offer. These properties are only suitable for residents aged over 45.

### Directions

From Oswestry take the Whittington Road out of town and the development will be observed on the right hand side. Turn into the site where the property will be found.

### Accommodation Comprises

#### Hall



A part-glazed door with a glazed side panel leads into the entrance hall, which features a radiator, coved ceiling, ceiling spotlights, and a cloaks cupboard.

#### Lounge/Dining Room 16'0" x 19'2" (4.89m x 5.86m)



L-shaped living room with French doors to the front, complemented by glazed side panels, a bay window to the front and an additional side window, allowing for an abundance of natural light. A modern fireplace with an inset electric fire creates an attractive focal point. The room also benefits from a coved ceiling, ceiling spotlights, and two radiators.

### Additional Photo



### Additional Photo



#### Kitchen 11'4" x 7'10" (3.47m x 2.4m )



Window to the side and a part-glazed door providing side access. Fitted with a range of modern base and wall units incorporating a stainless steel sink with a mixer tap, a Belling electric oven, gas hob with an integrated extractor hood above, and an integrated dishwasher. There is plumbing for a

washing machine and space for a fridge. Additional features include vinyl flooring, part-tiled walls, a coved ceiling with recessed spotlights, and a useful boiler cupboard housing the Ideal boiler.

### **Bedroom One 9'3" x 10'3" (2.83m x 3.13)**



Window to the side, coved ceiling, fitted drawer unit, doors into;

### **Additional Photo**



### **Ensuite 4'9" x 8'8" (1.46m x 2.65m)**



Window to the side. Fitted with a low-level WC and wash hand basin, together with a shower cubicle featuring a mains-fed shower. Complemented by part-tiled walls, a coved ceiling with recessed spotlights, and a radiator.

### **Walk-In Wardrobe 4'6" x 5'7" (1.38m x 1.71m)**

With hanging rails and shelving for extra storage.

### **Bedroom Two 9'8" x 9'0" (2.95m x 2.75m )**



Radiator, bay window to the side, coved ceiling, and a fitted drawer unit. Door leading to:

### Walk-in Wardrobe 4'5" x 5'7" (1.37m x 1.71m )



With hanging rails and shelving for extra storage.

### Wet Room 6'2" x 6'2" (1.90m x 1.90m )



Window to the side. Fitted with a low-level WC and wash hand basin, together with a mains-fed electric shower. Finished with Aqua panelling, sealed flooring, a radiator, and an extractor fan.

### To the Front



The front garden is mainly gravelled and paved for

low maintenance, with a block-paved driveway to the side providing off-road parking. A ramp provides easy access to the front door, and the property also benefits from external lighting.

### To the Rear



The property benefits from a paved patio, a garden shed, and a block-paved pathway that extends around the entire property. An outside tap is also provided for added convenience.

### Additional Photo



### Services

The agents have not tested the appliances listed in the particulars.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Town and Country Services**

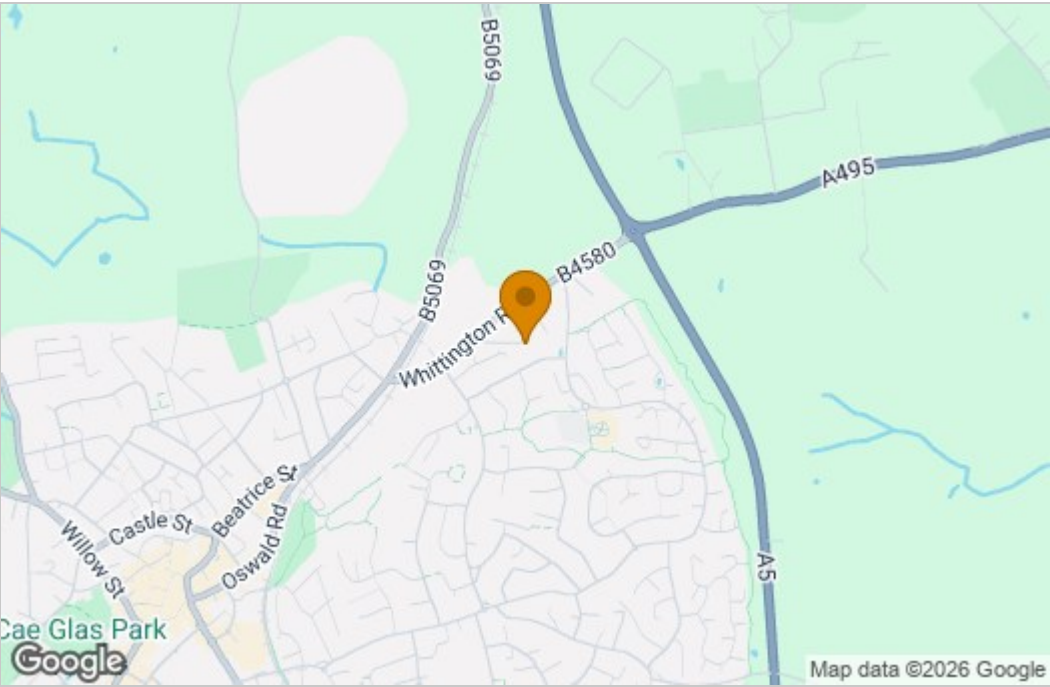
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulations**

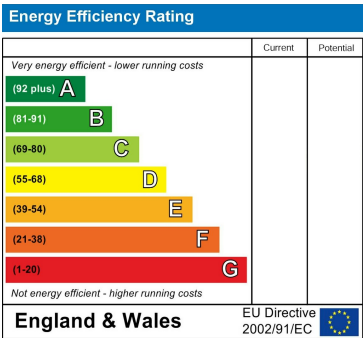
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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