Roger Parry & Partners

Plot 52, Wynne Place, Park Hall, Oswestry, Shropshire, SY11 4AT

Plot 52, Wynne Place, Park Hall, Oswestry, Shropshire, SY11 4AT
Fixed Asking Price £440,000

The Shawbury is a beautiful four-bedroom detached home from our Classic Collection. On entering the property, you are greeted by a large hallway that leads to all of the ground floor rooms. The spacious living room features a stunning bay window. The ‘L’ shaped open-plan kitchen/dining room benefits
from a versatile layout with beautiful sky lights over the dining area. Downstairs also benefits from a utility, WC and cupboard, providing ample storage space. The first floor comes with a large landing, four generously-sized bedrooms and a family bathroom. Bedroom one includes built-in wardrobes and an en-suite. The Shawbury comes with a large driveway, a single or double garage to
the side of the property and an EV charging point.

LOCATION
Located at Park Hall in the village of Whittington, close to the Market Town of Oswestry, Wynne Place benefits from countryside living with the hustle and bustle of town life just a short drive away.
The village of Whittington provides numerous amenities and attractions, including a local convenience store, chip shop, two pubs, a café and Whittington Castle. The village of Gobowen is just around the corner, boasting a local pub, Co-op and takeaway establishments.

Wynne Place offers an assortment of homes to suit all, from two bedroom bungalows, to two and three bedroom terraced/ semi-detached homes, and three and four bedroom detached properties.

SPECIFICATION
• NHBC 10-year Buildmark warranty
• Air source heat pump
• UPVC windows
• Ground floor cloakroom
• Choice of kitchen units with quartz or laminate worktops*^
• Oven, hob, integrated dishwasher and fridge freezer ^
• Contemporary white bathrooms
• Choice of wall and floor tiles*^
• Sliding door wardrobes^
• Electric vehicle charging point
• Turf laid to front garden
• Fibre ready (FTTP)
• All our homes are sold freehold

* AT RELEVANT STAGE
^ AS SPECIFIED FOR INDIVIDUAL HOUSE TYPES
– ASK SALES EXECUTIVE FOR FULL DETAILS

DEVELOPERS
Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty five 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.

ACCOMMODATION

ENTRANCE HALL

KITCHEN/DINING ROOM
19'3 x 10'9 & 13'2 x 10 (5.87m x 3.28m & 4.01m x 3.05m)

LIVING ROOM
14'2 x 12'6 (4.32m x 3.81m)

OFFICE
26'2"'16'4" x 19'8"'36'1" (8'5 x 6'11)

UTILITY

CLOAKROOM

FIRST FLOOR

BEDROOM ONE
12'6 x 11'10 (3.81m x 3.61m)

ENSUITE

BEDROOM TWO
14'3 x 10'2 (4.34m x 3.10m)

BEDROOM THREE
13'3 x 9 (4.04m x 2.74m)

BEDROOM FOUR
10'10 x 9'2 (3.30m x 2.79m)

BATHROOM

EXTERNAL
The Shawbury comes with a large driveway, a single or double garage to the side of the property and an EV charging point.

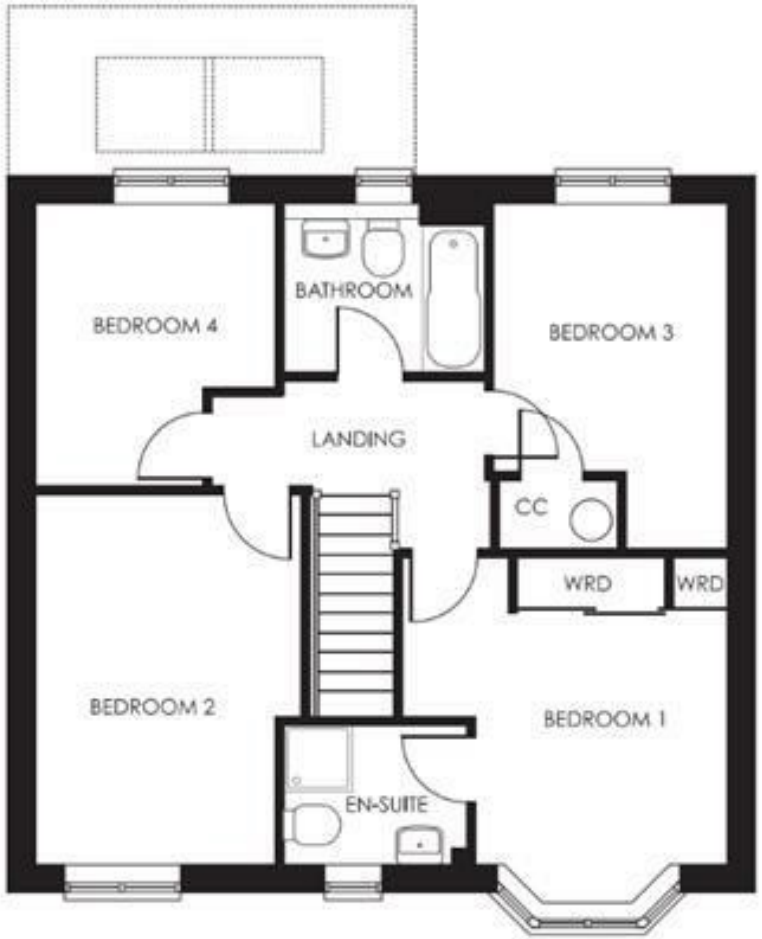
NOTES
Mains water, drainage and electric will be connected. Heating supply provided by Air source heat pump.

EPC Rating is expected to be: B

Annual management fee of £175.00

Please note the photographs are the house type, not to the specific plot. Buyers will be able to make some of there own choices depending on the build stage.

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



Directions:

What3words: ///fortunes.wrist.upgrading

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Local Authority: Shropshire
Council Tax Band:
EPC Rating: B
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.

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 t o 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 s hould 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 b een 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.