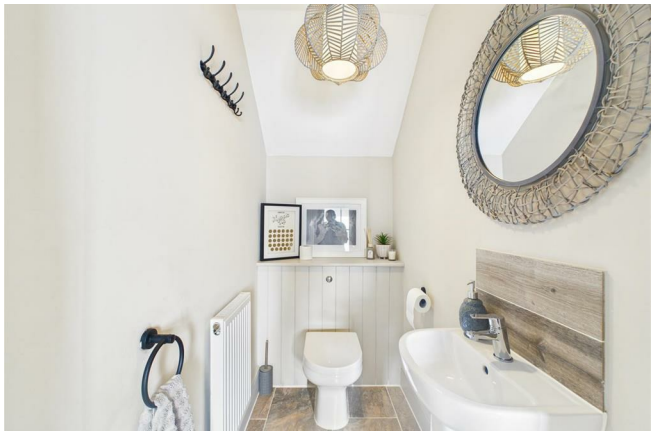
Roger Parry & Partners

30 Park Crescent, Park Hall, Oswestry, SY11 4AR

30 Park Crescent, Park Hall, Oswestry, SY11 4AR
Offers In The Region Of £289,995

A charming semi-detached home on a small and well-regarded development in Park Hall, just outside Oswestry. Designed with a cottage-style aesthetic, the property features tasteful modern finishes throughout while retaining a cosy and welcoming feel. In brief the accommodation affords Entrance hall, living room, kitchen/diner, and cloakroom. To the first floor are three bedrooms, ensuite and family bathroom. Externally there is an enclosed garden which is south facing and parking area to the front.



LOCATION
Situated between the market town of Oswestry and the historic village of Whittington, Park Hall is a convenient location for all amenities. Whittington is a popular village providing a post office, village shop, two pubs, a church, a much sought after primary school and an ancient moated castle. Oswestry is a local town on the English and Welsh border famous for its outdoor and livestock markets. With a wide collection of retailers and restaurants, Oswestry is known for its annual fairs, festivals and shows. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall, Adcote School for Girls, Ellesmere College and Packwood Haugh. The site itself is in a countryside location but within walking distance of two major employers, British Telecom and The Orthopaedic Hospital. Leisure facilities are also close by at The Venue, Oswestry Rugby Club and The Park Hall Countryside Experience.

ENTRANCE HALL
6'0" x 5'3" (1.83 x 1.61)
Through PVC front door, tiled flooring, ceiling light and access to;

LIVING ROOM
16'0" x 11'9" (4.90 x 3.59)
Light and airy room with uPVC windows to the front and side elevations, feature fireplace with slate hearth and beam over, ceiling and wall lights, and radiator.

KITCHEN/DINER
16'1" x 15'2" (4.92 x 4.64)
Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer and built in appliances to include oven and hob with extractor hood over, fridge, freezer and dishwasher. There is a built in cupboard with storage and plumbing for washing machine, tiled flooring, ceiling light, window to the front and double doors opening onto the garden. Radiator, combination boiler and stairs to first floor.

CLOAKROOM
5'6" x 3'6" (1.68 x 1.07)
Comprising WC, wash hand basin, continuation of tiled flooring, ceiling light, extractor fan and radiator.

FIRST FLOOR

LANDING
3'9" x 8'0" (1.15 x 2.45)

BEDROOM ONE
9'8" x 11'7" (2.95 x 3.55)
Double room with uPVC window to the side, built in wardrobe, radiator and ceiling light. Door into;

ENSUITE
3'7" x 9'0" (1.11 x 2.76)
Comprising walk-in shower, WC and wash hand basin. Heated towel rail, window to the front and ceiling light.

BEDROOM TWO
8'7" x 11'6" (2.64 x 3.52)
Double room with uPVC window to the front and side elevation, ceiling light and radiator.

BEDROOM THREE
7'0" x 13'10" (2.14 x 4.23)
Double room with uPVC window to the side overlooking the garden, ceiling light and radiator.

BATHROOM
4'11" x 7'3" (1.51 x 2.22)
White suite comprising panelled bath, wash hand basin and WC. Velux window, ceiling light and heated towel rail.

EXTERNAL

GARDEN
South facing garden. Enclosed garden mainly laid to lawn enclosed by fencing with patio entertainment area leading and garden shed.

PARKING
The current owners have added a gravelled parking area to the front for two vehicles with electric car charging point, side gate to rear garden and pathway to the front door. There is a further gravelled area with bin store.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected along with gas central heating. We understand the Broadband Download Speed is: Standard 2 Mbps & Superfast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is for rivers and sea's are Very Low with High risk for surface water. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B - Shropshire. We would recommend this is confirmed during pre-contact enquires.

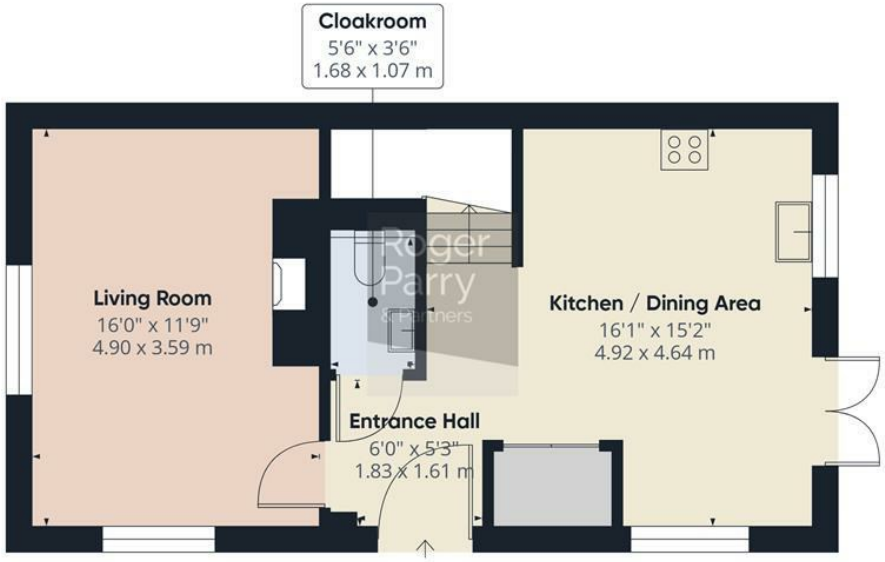
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

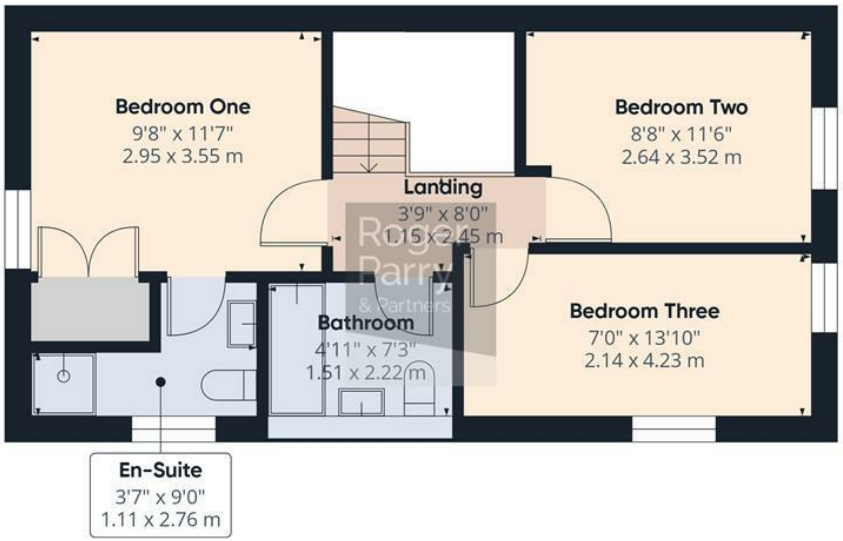
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTE
There is a maintenance fee of £320.00 per year. This is contributing towards grass cutting of the mound and trees, bushes etc. This will be confirmed by the end of the year, it will be taken over by the residents, split between 19 houses that everyone will have a say in, and directed by two people from the estate.

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



Ground floor



Floor 1

Approximate total area(1)

915 ft²

85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire
Council Tax Band: B
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.

Directions:

From our Oswestry office proceed out of the town taking the Whittington Road. At the roundabout proceed straight over towards Whittington. Continue on this road taking the third turning on the left. Follow this road along passing the 'Venue' on the right hand side. Take the second turning right onto Park Crescent. Follow the road down onto the new development and follow it around into the right hand cul de sac where the property will be found on the left.

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

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.