

BOWEN

PROPERTY SINCE 1862



Offers in the region of £279,950

1 Artillery Road, Park Hall, Oswestry,
Shropshire, SY11 4AJ

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A renovated and much improved three bedroom property situated within the sought after community of Park Hall between Whittington and Oswestry. The property has been extensively refurbished to now provide a most comfortable family home.

Occupying a large plot, the gardens are a particular feature, including a spacious patio which links with the Garden/Family Room. There is ample off road parking provision alongside a single garage with adjoining workshop. Early inspection is highly recommended by the sole selling agent.

Location: The property is set in the popular hamlet of Park Hall which is located just outside the village of Whittington which has a host of amenities including an excellent Primary School, Shop/Post Office and Public Houses.

For a wider range of facilities the market town of Oswestry is only 1.5 miles whilst easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Chester and Birmingham.

Accommodation

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

Porch: 7' 6" x 4' 2" (2.28m x 1.27m) Wood effect flooring and part glazed uPVC door into:

Hall: 10' 5" x 9' 4" (3.18m x 2.84m) max Built in storage cupboard, wood effect tile flooring, staircase to first floor landing, radiator and doors off 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.

Living Room: 21' 5" x 12' 2" (6.52m x 3.71m)
max Two radiators, wood effect flooring,
TV/telephone points, sliding glazed door to
garden room and opening into:

Kitchen: 13' 4" x 7' 3" (4.06m x 2.22m) Modern
high quality range of fitted base/eye level wall
units with worktops over and inset stainless steel
sink/drainer with Kettle boiling tap. Integrated
electric double oven and separate 5 burner gas
hob with extractor hood over. Integrated
microwave, wood effect tile flooring, part tiled
walls, space/plumbing for dishwasher and
doorway to:

Garden/Family Room: 20' 8" x 8' 3" (6.30m x
2.52m) Built in storage cupboards, fitted bar area
with water softener (Currently isolated from
supply due to leak), radiator, wood effect
flooring, fitted bench seats, glazed uPVC doors
to rear gardens, space/plumbing for American
style fridge freezer and door off to:

Utility: 8' 4" x 5' 3" (2.55m x 1.61m) Fitted base
units with worktop and inset stainless steel
sink/drainer. Space/plumbing for washing
machine and dryer. 'Worcester' gas fired boiler,
wood effect flooring and fitted shelving.





Cloakroom: 4' 2" x 2' 9" (1.26m x 0.83m) Low level flush w.c. with inset wash hand basin, heated towel rail and tiled flooring.

Staircase to first floor landing: Airing cupboard with radiator/slatted shelving, access to loft space and doors off to:

Bedroom 1: 12' 2" x 10' 10" (3.72m x 3.30m) Fitted wardrobes/storage cupboards and radiator.

Bedroom 2: 11' 3" x 8' 4" (3.43m x 2.55m) Fitted wardrobes/storage cupboards and radiator.

Bedroom 3: 7' 9" x 6' 2" widening to 9' 5" (2.36m x 1.89m widening to 2.87m) Radiator and over stairs storage cupboard.

Shower Room: 8' 2" x 4' 11" (2.49m x 1.49m) Suite comprising large walk in shower cubicle with mixer shower, pedestal wash hand basin with vanity unit below and low level flush w.c. Heated towel rail, wood effect flooring, part tiled walls and extractor fan.

Single Garage: 22' 9" x 9' 7" (6.93m x 2.92m) Up/over door to driveway, light/power and water facilities laid on, inspection pit and pedestrian door to rear.

Workshop: 14' 8" x 9' 1" (4.48m x 2.78m) Clad externally and with lighting internally.

Gardens: To the rear of the property there is an enclosed garden laid mainly to lawn with central pathway leading to the garage and a number of floral borders/raised vegetable beds. Also included is a large paved patio which links with the Garden/Family Room.

To the front there is an area of lawn with a number of floral borders and a paved path leading to the front and side where there is a further area of enclosed walled and hedged garden which includes further vegetable beds. Gates then provide access to the stone driveway at the front of the garage.

EPC Rating: EPC Rating - Band 'D' (62).

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, Shrewbsury, Shropshire. Tel: 0345 6789000.



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

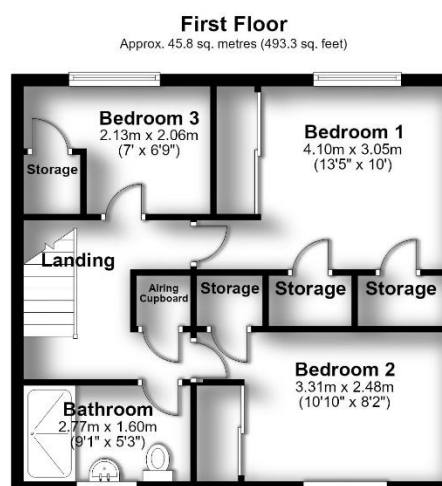
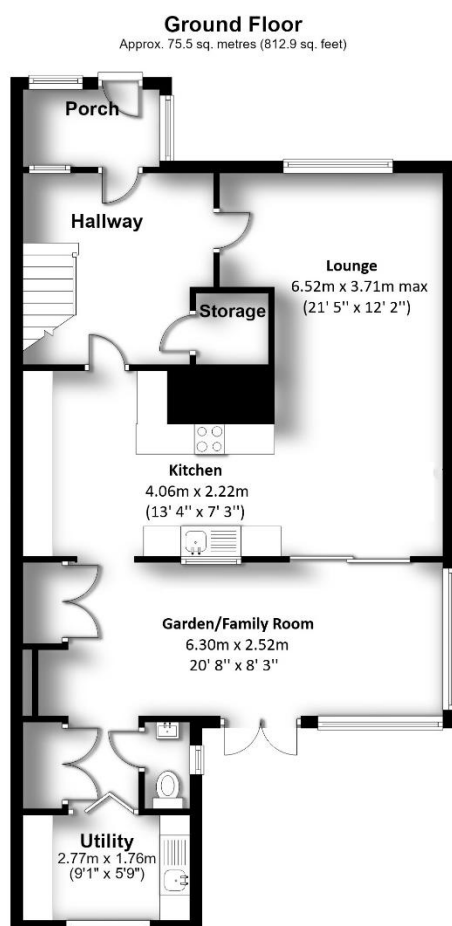
Directions: Proceed out of Oswestry on the Gobowen Road, turn right under the bridge onto the Whittington Road. When approaching the roundabout take the second exit signposted 'Whittington', after half a mile turn left onto Drenwydd. Continue on this road before turning right onto Artillery Road where the property will be located on the left hand side.

Property -

<https://what3words.com/laces.peanut.husky>

Driveway -

<https://what3words.com/spill.moved.convinces>



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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