

29 Park Crescent Park Hall Oswestry SY11 4AR



3 Bedroom House - Semi-Detached
Offers In The Region Of £285,000

The features

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- SPACIOUS DUAL ASPECT LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH OFF ROAD PARKING AND EV CHARGING POINT
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION WITH RURAL ASPECT VIEWS
- KITCHEN/ DINING ROOM WITH FITTED APPLIANCES
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING



***** IMMACULATELY PRESENTED FAMILY HOME *****

An opportunity to purchase this well presented three bedroom semi detached family home offering generous living accommodation perfect for the growing family and being recently finished in 2021 by the reputable developer Chartland Homes.

Occupying an enviable cul de sac position in the heart of Park Hall having ease of access to the nearby Market Town of Oswestry with a wealth of amenities and local transport links including railway station at Gobowen and A5 / M54 motorway network.

Briefly comprising of entrance hall, lounge, kitchen/ dining room, cloakroom, principal bedroom with en suite, two further bedrooms and family bathroom.

Having benefit of gas central heating, double glazing, driveway with off road parking, ev charging port and enclosed rear garden.

Viewings essential.

Property details

LOCATION

The property occupies an enviable position in the centre of the quiet village of Park Hall, perfectly placed for commuters with ease of access to the A5/ M54 motorway network. The busy market town of Oswestry is a short drive away and boasts an excellent range of amenities along with the Railway station at Gobowen which is a pleasant stroll, or a short drive away, providing links to Shrewsbury, Chester and London.

ENTRANCE HALL

Covered storm porch entrance and door leads into the Entrance Hall. Radiator. Doors leading off,

LOUNGE

A well lit dual aspect room with window to the front and side aspect. Feature fireplace housing electric fire set upon slate hearth. Radiator, tv and media point.

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, integrated oven/ grill with inset four ring hob and extractor hood over. Integrated fridge/ freezer, and dishwasher with matching fascia panels and integrated drinks fridge. Partially tiled walls, further range of wall mounted units, window to the front and side aspect.

Ample space for family dining table, utility cupboard with space and amenities for washing machine and tumble dryer. French doors leading out to the Rear Garden.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splash back. Tiled flooring, radiator.

FIRST FLOOR LANDING

Staircase leads from the Kitchen/ Dining Room to the First Floor Landing. Access to loft space, doors leading off,

PRINCIPAL BEDROOM

With window to the side aspect. Radiator, door leading into,

EN SUITE

With window to the front aspect and suite comprising of shower cubicle, WC and vanity unit with wash hand basin. Heated towel rail, partially tiled walls and tiled flooring.

BEDROOM 2

With window to the side aspect with lovely rural views. Radiator.

BEDROOM 3

With window to the front and side aspect. Radiator.

FAMILY BATHROOM

With Velux window to the front aspect and suite comprising of panelled bath with shower head over and shower screen. Partially tiled walls, concealed WC and wash hand basin. Radiator.

OUTSIDE

To the front of the property there is a pathway leading to the covered storm porch entrance and driveway providing ample off road parking for two vehicles and EV charging point,

The rear garden has a paved patio area perfect for entertaining with friends and family. Area laid with artificial lawn, decked area and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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