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Oswestry | SY11 4FE

Offers In Excess Of £260,000

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Located on Agnes Hunt Drive in Park Hall, Oswestry, this fabulous three-bedroom semi-detached home is ideal for families seeking modern living and practicality.

To the ground floor, the property features a contemporary kitchen fitted with a range of integrated appliances. The open plan living/dining room provides a versatile living space, with the dining area featuring French doors that open onto the rear garden. The property further benefits from a convenient downstairs W.C, ideal for guests.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying a walk-in wardrobe/storage cupboard, while a further storage cupboard is conveniently located on the landing. A modern family bathroom completes the internal accommodation.

Externally, the rear garden is predominantly laid with artificial lawn for ease of maintenance and features attractive wooden flower beds and a useful garden shed. A patio area provides an ideal space for outdoor seating and relaxation.

To the front of the property is a lawned garden with a pathway leading to the front door. To the side, there is off-road parking for around two vehicles.

Park Hall is a popular residential area on the outskirts of Oswestry, offering a pleasant setting with convenient access to local amenities. Oswestry town centre provides a range of independent shops, supermarkets, cafes, and schools, along with leisure facilities and healthcare services. The property benefits from excellent road links providing connections towards Shrewsbury, Wrexham and beyond, making it ideal for commuters while still enjoying a semi-rural lifestyle.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE AND DINING AREA
- CONTEMPORARY KITCHEN
- DOWNSTAIRS W.C
- WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- PARKING AND GARDEN
- SHROPSHIRE COUNTRYSIDE SETTING
- CONVENIENT LOCATION



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Entrance Porch

Covered entrance area with slabbed flooring and partially glazed door opening into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with tiled flooring, radiator, ceiling light points, door off to the kitchen, downstairs w.c, living room and stairs rising to the first floor.

Living Room/Dining Room

A well-proportioned living area featuring laminate flooring, radiator, ceiling light points, uPVC double-glazed window to the rear elevation and French doors opening onto the rear garden. There is ample room for a dining table, creating a versatile living and dining area, along with a useful under-stairs storage cupboard.

Kitchen

A contemporary kitchen housing a range of wall, drawer and base units with complimentary wood-effect work top over incorporating a 1.5 sink and drainer unit with mixer tap over. Integrated appliances to include an oven, four ring gas hob with extractor over, fridge-freezer and dishwasher. Space and plumbing for a washing machine. Tiled flooring, tiled splash backs, radiator and uPVC double glazed window to the front elevation.

Downstairs W.C

Two piece suite comprising a low level w.c and pedestal hand wash basin with mixer tap over. Tiled flooring, tiled splash backs, ceiling spotlights and uPVC double glazed window to the front elevation.

Landing Area

Carpet flooring, access to the loft, door into a useful storage cupboard, radiator, ceiling light points, doors off to the bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation, doors into walk-in storage cupboard/wardrobe, radiator, ceiling light point and carpet flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpet flooring.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpet flooring.

Bathroom

Three piece suite comprising a low-level w.c, wash hand basin set in a vanity unit with mixer tap over and panelled bath with shower over. Shaving points, ceiling spotlights, extractor fan, tiled flooring, part tiled walls and uPVC double glazed window to the side elevation.

Outside

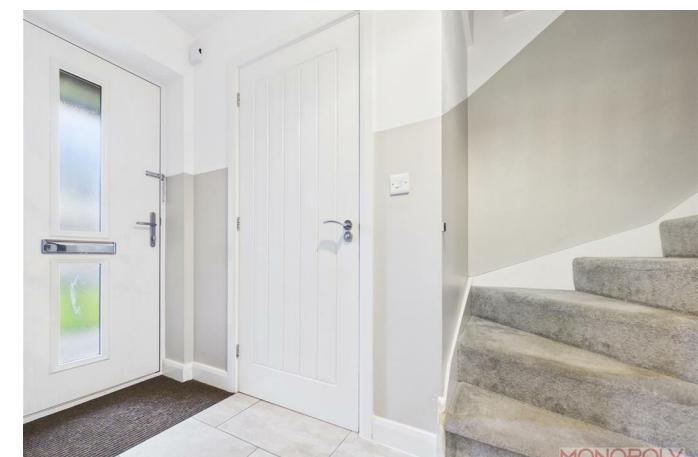
To the front of the property there is a well-maintained lawn and path which leads to the entrance porch. To the side is a tarmacadam driveway suitable for around two vehicles, as well as a side gate providing access to the rear garden. To the rear of the property is a low-maintenance garden, predominantly laid with artificial lawn and complemented by attractive wooden flower beds. A patio area extends directly from the French doors. There is a useful garden shed offering additional storage.

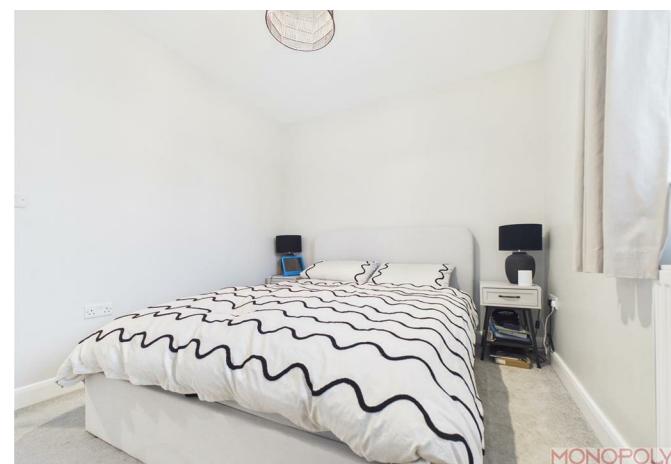
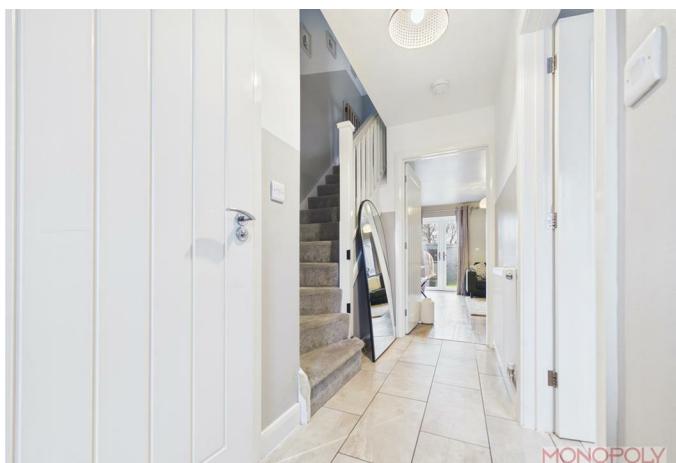
IMPORTANT INFORMATION

Material Information interactive report available in brochure section.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an





offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

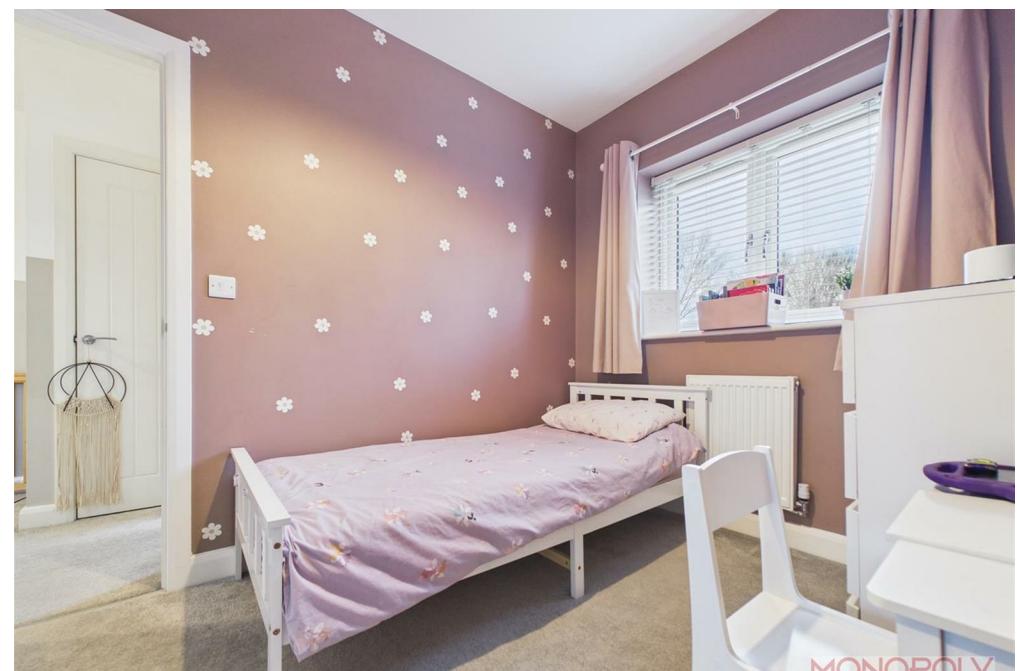
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





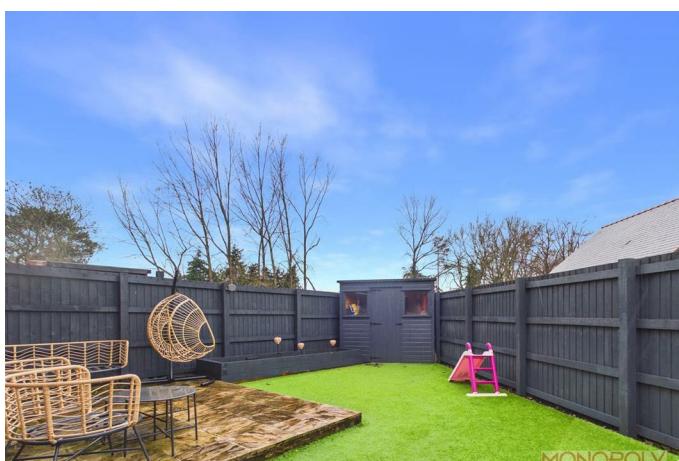
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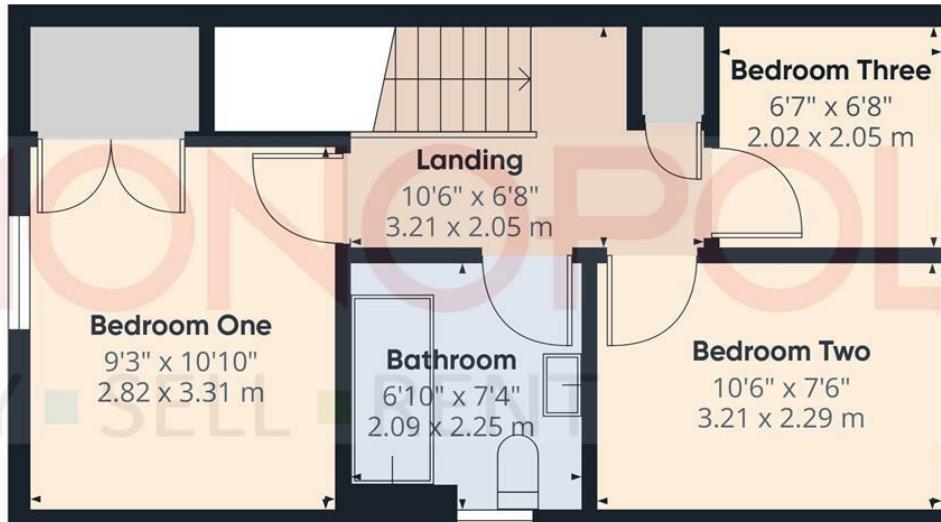


Ground Floor

Approximate total area⁽¹⁾

726 ft²

67.6 m²



Floor 1

(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.

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	Current	Provisional
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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