

Offers in the Region Of £285,000

3 Bedrooms 2 Bathrooms

47 Artillery Road, Park Hall, Oswestry

SY11 4AL

BOWEN

PROPERTY SINCE 1862

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General Remarks

An immaculately presented three-bedroom, mid terrace property that has been renovated to a high quality providing generous and flexible living accommodation. The property has a large private garden along with views over the open fields to the front. Positioned only a short distance away from the popular villages of Whittington and Gobowen there is also easy access onto the A5 and to Gobowen railway station.

Location: The property is set in the popular hamlet of Park Hall which is located just outside the village of Whittington and Gobowen. Both villages have a host of amenities including excellent Primary Schools, Shops/Post Offices and Public Houses. For a wider range of facilities the market town of Oswestry is only 1.5 miles away 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

Hallway: 8' 8'' x 9' 7'' (2.64m x 2.93m) Tiled floor and understairs storage.

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

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 expressively 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.

Lounge: 18' 9'' x 12' 3'' (5.71m x 3.73m) Engineered oak flooring, woodburner set on a raised stone hearth with a brick surround and oak mantle. Two radiators and door into.

Open plan Living/Dining area: 10' 3'' x 22' 2'' (3.13m x 6.76m) Tiled floor and a radiator. An excellent open plan living area with glazed sliding doors along the rear elevation overlooking the garden. Opening into.

Kitchen: 9' 9'' x 11' 0'' (2.98m x 3.36m) Fully fitted kitchen with matching base and eye level wall units, marble effect worktop over, 1.5 bowl sink and drainer with mixer tap over. 4 ring induction hob with extractor hood above, tiled surround, an integrated high level F/A oven and grill. Integrated fridge freezer and dishwasher. Tiled floor with spotlights to the ceiling. Opening into.

Boot Room: With tiled floor and a radiator. Door onto the front driveway and door into.

Utility Room: 17' 0'' x 9' 0'' (5.18m x 2.75m) Fitted worktop with space and plumbing for washing machine and tumble dryer. Gas fired boiler. Door rear garden.

Shower Room: With a fitted shower cubicle, fully tiled surround, low level flush W.C. wash hand basin with a vanity cupboard below, heated towel rail. Tiled floor, spotlights to ceiling and extractor fan.

Stairs off hall to first floor landing: With fitted storage cupboard and fitted airing cupboard.

Bedroom One: 8' 10'' x 15' 10'' (2.69m x 4.82m) Radiator and fitted wardrobe with sliding doors.

Bedroom Two: 8' 2'' x 13' 1'' (2.50m x 3.98m) Radiator and fitted wardrobe with sliding doors.

Bedroom Three: 10' 9'' x 8' 1'' (3.28m x 2.47m) Radiator.

Bathroom: 4' 9'' x 8' 6'' (1.45m x 2.58m) Suite comprising panel bath with shower over and fully tiled surround. Low level flush w.c. wash hand basin with vanity cupboard below. Heated towel rail, spotlights to ceiling and extractor fan.

Rear Garden: To the rear is a large private garden which is mainly laid to lawn with a paved patio off the rear of the property taking the full advantage of the sliding doors. At the end of the garden is a paved area and timber garden shed.

Single Garage

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

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

EPC Rating: EPC Rating ‘C’ – 75.

Council Tax Band: Council Tax Band C.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewbsury, Shropshire. Tel: 0345 6789000.

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 Drenewydd. Continue on this road before turning right onto Artillery Road, bear to the left and continue where the property will be found on the left.

What 3 Words: ///sitting.toffee.underline



















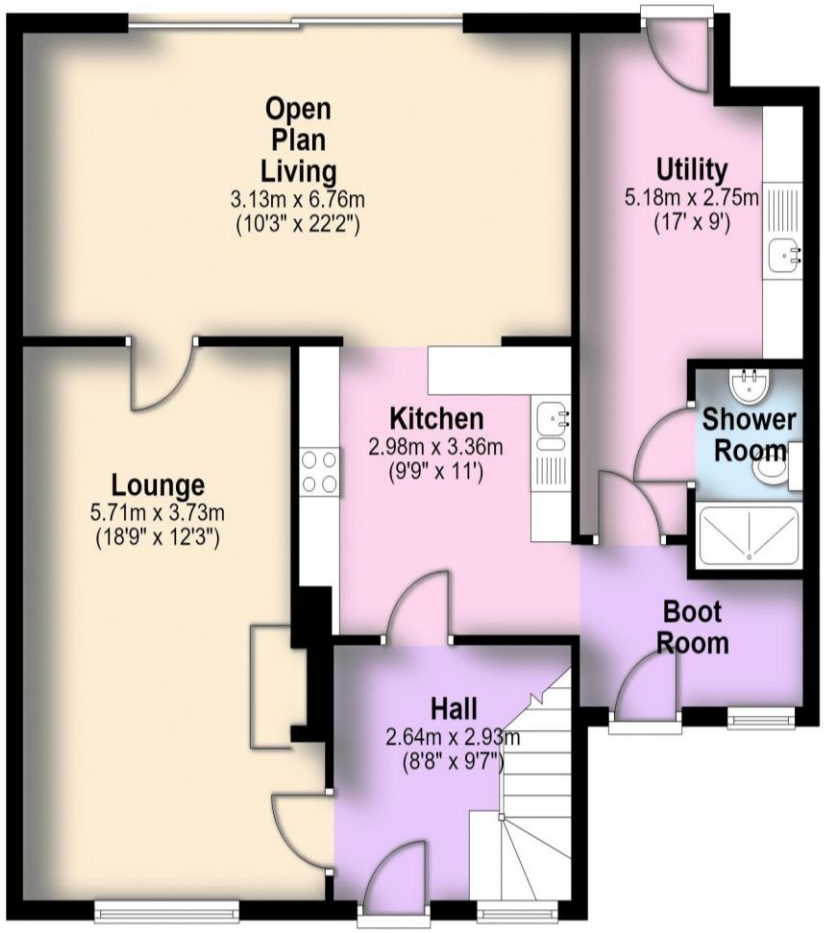


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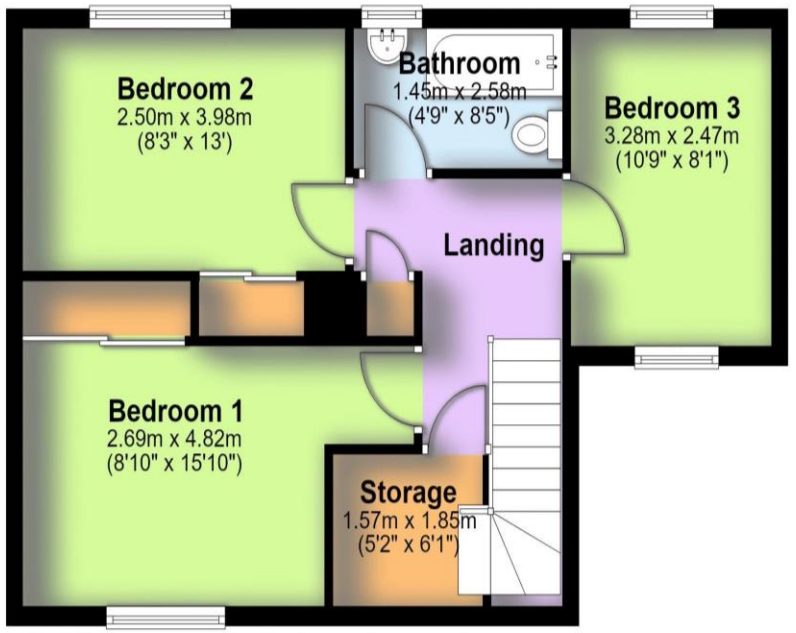
Ground Floor

Approx. 79.4 sq. metres (855.1 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.4 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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