



10 Inglis Road

Park Hall, Oswestry, SY11 4AN

£1,350 Per Calendar Month



This substantial detached family home offers five bedrooms and a large garden situated in a sought after residential area with excellent commuter links nearby. Reception Hall, Dining Room, Sitting Room/Office, Lounge, Conservatory, Kitchen/Breakfast Room, Utility Room, Cloakroom, First Floor Landing, Bedroom and Ensuite, Four Further Bedrooms, Family Bathroom. Double Garage, Large Gardens. AVAILABLE NOW. Pets Acceptable.



LOCATION

Park Hall is a hamlet situated on the outskirts of the town and is ideally situated to the A5 trunk road for which gives daily travelling to both Shrewsbury, Telford to the Midlands and the A483 to Wrexham, Chester and the North West. Park hall is ideally situated just one mile form the centre of Oswestry.

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

THE DIRECTIONS

From our Halls office in Oswestry, proceed to the traffic lights, turning right into Beatrice street, follow the one way road around bearing left and passing a corner shop on your left. Take the next right turning under the bridge onto Whittington Road, at the roundabout take the second turning for Whittington. Before entering the village of Whittington turn left signposted 'Park Hall'. Proceed 0.5 of a mile where number 10 Inglis Road will be viewed to your left hand side.

ENTRANCE HALL

With tiled floor, UPVC double glazed elevations, UPVC double glazed door leading into:-

RECEPTION HALL

With staircase leading to First Floor Landing.

STUDY/SITTING ROOM 9'9" x 12'4" [2.98 x 3.77]

With double glazed window to the front elevation, opening through to:-

LOUNGE 12'11" x 14'8" [3.93 x 4.48]

With a living flame gas fire on a timber surround, double glazed sliding doors providing access through to:-

CONSERVATORY 12'6" x 13'3" [3.80 x 4.03]

Of UPVC double glazed construction with a polycarbonate roof, French doors leading out to garden.

DINING ROOM 16'2" x 9'9" [4.93 x 2.98]

With UPVC double glazed doors leading out to the extended rear garden, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM 19'11" x 13'8" [6.07 x 4.17]

The kitchen comprises a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over and stainless steel splash backing, two UPVC double glazed windows to the rear elevation over looking rear gardens, French doors leading out to side extending onto the decked area, Franke one and a half bowl sink unit with mixer tap over, exposed timbers to ceiling.

UTILITY ROOM 8'0" x 12'4" [2.43 x 3.75]

The utility comprises a range of fitted base and wall units providing a good amount of storage space, tiled splash backs, work tops over, one and a half bowl sink unit with mixer tap over, double glazed window to the side elevation, space and plumbing for automatic washing machine, space for further white goods.

CLOAKROOM

Providing an obscured low flush WC, wash hand basin, fully tiled room, obscured double glazed window to the side elevation.

FIRST FLOOR LANDING

With entrance hatch to attic area.

BEDROOM ONE 12'5" x 11'8" [3.78 x 3.56]

With double glazed window to the front elevation. Recessed airing cupboard providing water tank and linen shelving.

EN SUITE BATHROOM

Comprising a three piece suite in white providing a low flush WC, circular glass wash hand basin, bath with mixer tap over and shower above, velux roof window.

BEDROOM TWO 12'6" x 11'1" [3.80 x 3.38]

With double glazed window to the rear elevation.

BEDROOM THREE 8'0" x 18'10" [2.43 x 5.73]

With velux roof window, eaves storage space.

BEDROOM FOUR 8'0" x 12'0" [2.44 x 3.67]

With double glazed window to the rear elevation over looking the private rear gardens.

BATHROOM 5'7" x 9'0" [1.69 x 2.74]

Comprising a four piece suite in white providing a panelled bath with mixer tap, pedestal wash hand basin, dual and low flush WC, fully tiled shower unit housing an electric shower, obscured glazed window to the side elevation.

BEDROOM FIVE 8'9" x 10'7" [2.66 x 3.22]

With double glazed dormer window to the side elevation.

GARDENS AND GROUNDS

From the road level a tarmacadam drive leads to the front of the property and to the front of the garage providing parking.

FRONT GARDEN

The front garden benefits from well planted boarders and mature trees.

DOUBLE GARAGE

Comprising:-

GARAGE ONE 8'9" x 13'10" [2.66 x 4.22]

Housing a wall mounted gas fired boiler.

GARAGE TWO 9'0" x 17'8" [2.74 x 5.38]

REAR GARDEN

The rear garden is well worthy of mention being laid to lawn with mature trees, shrubs and plants planted to the borders. The garden is private and is enclosed by fencing and hedging.

Directly to the rear of the property there is a timber decked area providing a lovely outside dining area which extends onto the gardens.

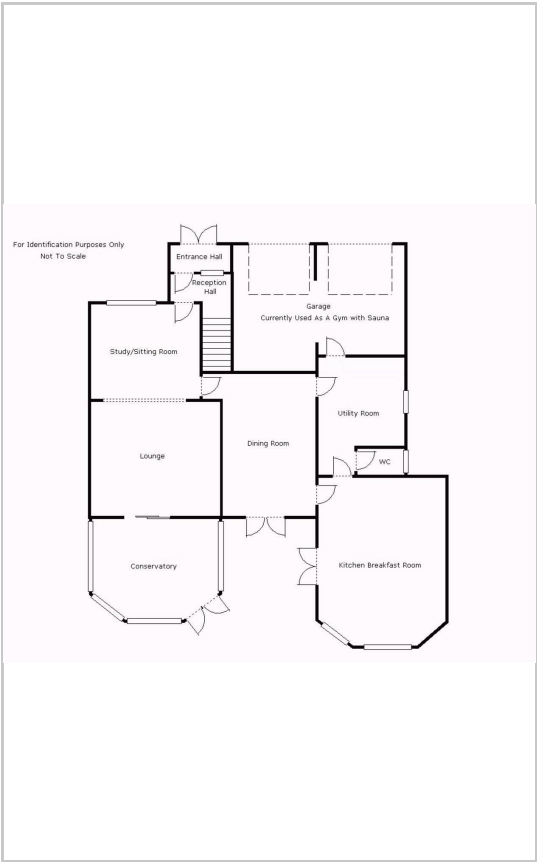
COMMUNAL PADDOCK

Owned by the residents on Inglis Road this communal paddock provides an amenity ground for leisure, ball games and recreation. Small community charge payable.

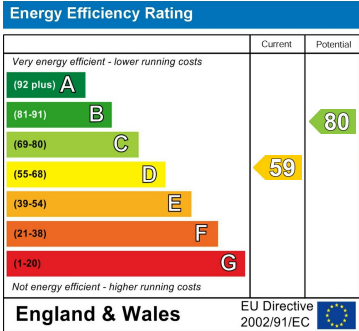
Area Map



Floor Plans



Energy Efficiency Graph



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