



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			73
(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	



1 Perry View, Gobowen, SY10 7UF Offers in the region of £275,000

Welcome to Perry View in the charming village of Gobowen, Oswestry! This recently refurbished delightful detached bungalow offers a cosy retreat with its 1 reception room, 2 bedrooms, and 1 bathroom.

Nestled in a tranquil setting, this property is perfect for those seeking peace and quiet. The spacious reception room is ideal for relaxing with family or entertaining guests. The two bedrooms provide comfortable living spaces, perfect for a small family or as a peaceful retreat for a couple. Don't miss out on the opportunity to own this charming bungalow in the heart of Gobowen. Book a viewing today and discover the endless possibilities that this property has to offer!

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Gobowen

Gobowen has a range of shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

Directions

From our office in Leg Street continue on Beatrice Street to Gobowen Road and go straight across the roundabout into Gobowen. At the next roundabout take the third exit to St. Martins. Turn right onto Perry Road then left of the Perry View.

Hallway

1.44m x 2.30m (4'8" x 7'6")
uPVC double glazed front door.

Reception Room

3.56m x 5.38m (11'8" x 17'8")
Front aspect uPVC double glazed window, double panel radiator with thermostatic valve, TV point and light to ceiling.

Doors to Kitchen and Bedrooms.

Kitchen

3.08m x 3.20m (10'1" x 10'5")
Brand new Kitchen with a range of eye and base level wall units, space for washing machine and dishwasher, integral oven with 4 ring electric hob and extractor hood over. Stainless steel sink and drainer with mixer tap over. Single panel radiator with thermostatic valve.



Utility Room

1.82m x 2.66m (5'11" x 8'8")
Range of eye and base level units. Rear aspect half timber door into the garden.

Garden Room

3.90m x 2.87m (12'9" x 9'4")
Brick dwarf wall with uPVC double glazed windows and doors. Storage cupboard.



Bedroom One

3.77m x 3.53m (12'4" x 11'6")
Built in wardrobes, front aspect uPVC double glazed window and double panel radiator with thermostatic valve.

Bedroom Two

2.33m x 4.45m (7'7" x 14'7")
Rear aspect uPVC double glazed window and double panel radiator with thermostatic valve.

Bathroom

1.69m x 3.12m (5'6" x 10'2")
Brand new Bathroom with low level flush WC, wash hand basin and shower cubical with power shower attachment. Heated towel rail.



Externally

The property benefits from a good sized rear garden mainly laid to lawn with a patio area and paths round to the front.



Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage, oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the

agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.