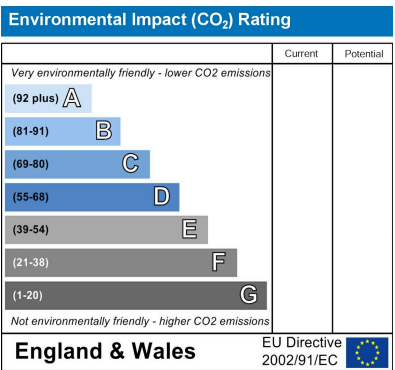
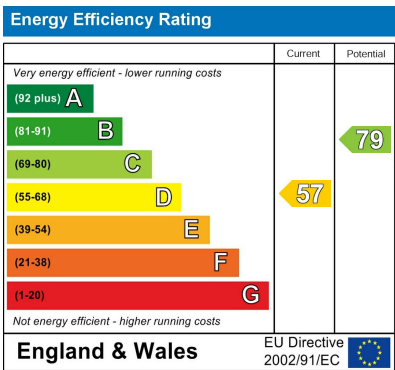


WOODHEAD
OSWESTRY SALES & LETTINGS



37 Meadowbrook Court, Twmpath Lane, Gobowen, SY10 7HD

Offers in the region of £62,950

Woodheads are delighted to offer for sale this ONE bedroom semi detached retirement bungalow situated on a purpose built development situated in landscaped gardens. In brief, the accommodation comprises: Hallway, Reception Room, Conservatory, Kitchen/Dining Room, Bedroom and Bathroom. The property stands on a private, secure complex within easy reach of Oswestry town centre.



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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Directions

From our office in Leg Street, follow onto Beatrice Street heading out of town on Gobowen Road. Take the third turning towards the Orthopedic Hospital, taking the first left after the hospital and follow the clear signs to the property where it will be identified by our Agents Board.

Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Hallway

3.66m x 1.42m (12'0" x 4'8")

The property is access via a glazed wooden door entering into the Hallway with storage cupboard housing a storage area with clothes rail. Carpet to flooring and access to the roof space via hatch. Pendant light.

Doors leading to Reception Room.

Lounge/Dining Room

4.17m x 6.69m (13'8" x 21'11")

Spacious 'L' shaped Lounge/Dining room with carpeted flooring, pendant light and inset fireplace. Front and Rear aspect uPVC double glazed windows.

Doors opening into:



Conservatory

2.69m x 2.92m (8'9" x 9'6")

Wooden framed double glazed windows and doors. Leading out to secure, gated low maintenance private garden.



Kitchen

2.14m x 2.66m (7'0" x 8'8")

Front aspect uPVC double glazed window. The kitchen comprises of eye and base level units, stainless steel sink and drainer unit, an oven with a four ring eclectic hob and an extractor hood over. Space and plumbing for fridge/freezer and washing machine. Strip light to the ceiling and vinyl flooring.



Bedroom

4.01m x 3.96m (13'1" x 12'11")

Rear aspect uPVC double glazed window. Carpet to the flooring, pendant light to the ceiling. Large cupboard housing electrics and airing cupboard housing hot water tank.



Bathroom

2.39m x 2.97m (7'10" x 9'8")

Bathroom comprises a curtained shower area, bath, pedestal wash hand basin and low level WC.



Externally

To the rear is a private courtyard style garden which is paved for ease and maintenance and enclosed by fencing for privacy. Tarmac driveway providing off road parking.



Tenure

We are advised that the property is Leasehold 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, and electric central heating. (There is also electric under floor 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 .

Viewing

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.