



WOODHEAD
OSWESTRY SALES & LETTINGS



Camelot, Chirk Road, Gobowen, Oswestry, SY11 3LB
Asking price £299,950

NO ONWARD CHAIN - Woodheads are delighted to present this spacious Detached Bungalow set within its own private gardens. The property benefits from a large Reception Room, Kitchen, Two bedrooms and Family Bathroom and Garden Room. With gated access, there is plenty of off-street parking and a Detached Garage with rear views of green open space. Viewings are highly recommended to appreciate the sought after location and accommodation.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL T: 01691 680044 F: 01691 662999
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GOBOWEN

Gobowen has a range of shops, medical facilities and schools. 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

Leave our office on Leg Street and continue towards Albion Hill continuing onto Beatrice Street, at Five Crosses take the 2nd exit and stay on B5069. At the next roundabout take the 2nd exit and stay on B5069. At the next roundabout take the 2nd exit onto Chirk Road.

Entrance

The property is accessed via front door with side single glazed panels.

Hallway

12'8" x 5'9"

Single panel radiator, pendant light and thermostat. Cupboard housing the domestic hot water tank. Doorway leading into:

Reception Room

17'9" x 14'10"

Front aspect double glazed white uPVC window and side aspect window into the garden room. Inset fireplace with a brick and tiled surround. Two single panel radiators, pendant and wall lights. Carpet flooring.

Kitchen

15'6" x 8'10"



The Kitchen is fitted with a range of wall-mounted eye and base level units with space and plumbing for a washing machine, cooker and fridge. Florescent lighting to the ceiling. Stainless steel sink and drainer and walls partly tiled. Single panel radiator. Storage cupboard housing boiler, programmer and electrics. Rear aspect double glazed white uPVC window,

Bedroom One

11'9" x 11'10"



Rear aspect double glazed white uPVC window, single panel radiator and a range of fitted wardrobes. Pendant lights and carpet flooring.

Bedroom Two

11'9" x 9'9"

Front aspect double glazed white uPVC window, single panel radiator, pendant light and built-in wardrobes. Carpet flooring.

Family Bathroom

7'8" x 5'10"



Rear aspect frosted uPVC double glazed window, high-level WC and Swan neck, pedestal wash hand basin and part tiled walls. Shower cubical housing an electric shower, single panel radiator and pendant light. Access to roof space via loft hatch.

Garden Room

13'1" x 12'4"



A delightful inset seating and dining area with rear and side aspect white uPVC double glazed windows and quarry tiled floor. Light fitting.

Externally

The property sits on a large plot and benefits from both front and rear gardens, backing onto green open space. Brick built shed to the rear and ample off road parking. Detached garage to the right hand side of the property.

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 and oil fired central heating with a recently installed oil tank under a 10 year guarantee. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Council Tax

The council tax band for the property is 'D' and the local authority is Shropshire County Council.

Particulars

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

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.

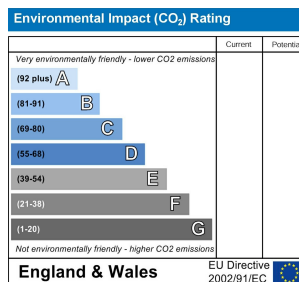
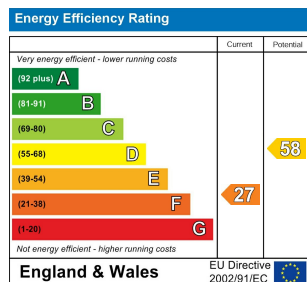
Ground Floor

Approx. 87.6 sq. metres (943.0 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.



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