

HAYLEY JACKSON

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Fernhill Lane, Gobowen, Shropshire, SY11 3PP

















An Immaculate Two Bedroom Semi Detached Home with Countryside Views

This beautifully presented semi detached property offers modern, energy efficient living in a delightful setting with in a small cul de sac on the edge of the popular village of Gobowen with open countryside views to the rear. Built to exacting standards in 2024 by the highly regarded Shingler Homes. It is an ideal home for a wide range of purchasers, whether first time buyers, downsizers, or investors.

The property benefits from an air source heating system providing central heating with underfloor heating to the ground floor, an EV charging point, and the remainder of the NHBC guarantee for peace of mind.

The accommodation includes a reception hall and cloakroom, a stylish kitchen fitted with an integrated fridge/freezer, oven and hob, together with a light and airy living/dining room offering space for a dining table, a useful understairs storage cupboard, and French doors opening onto the south-east facing garden, perfectly positioned to enjoy the countryside views.

The first floor provides two generously sized double bedrooms and a family bathroom.

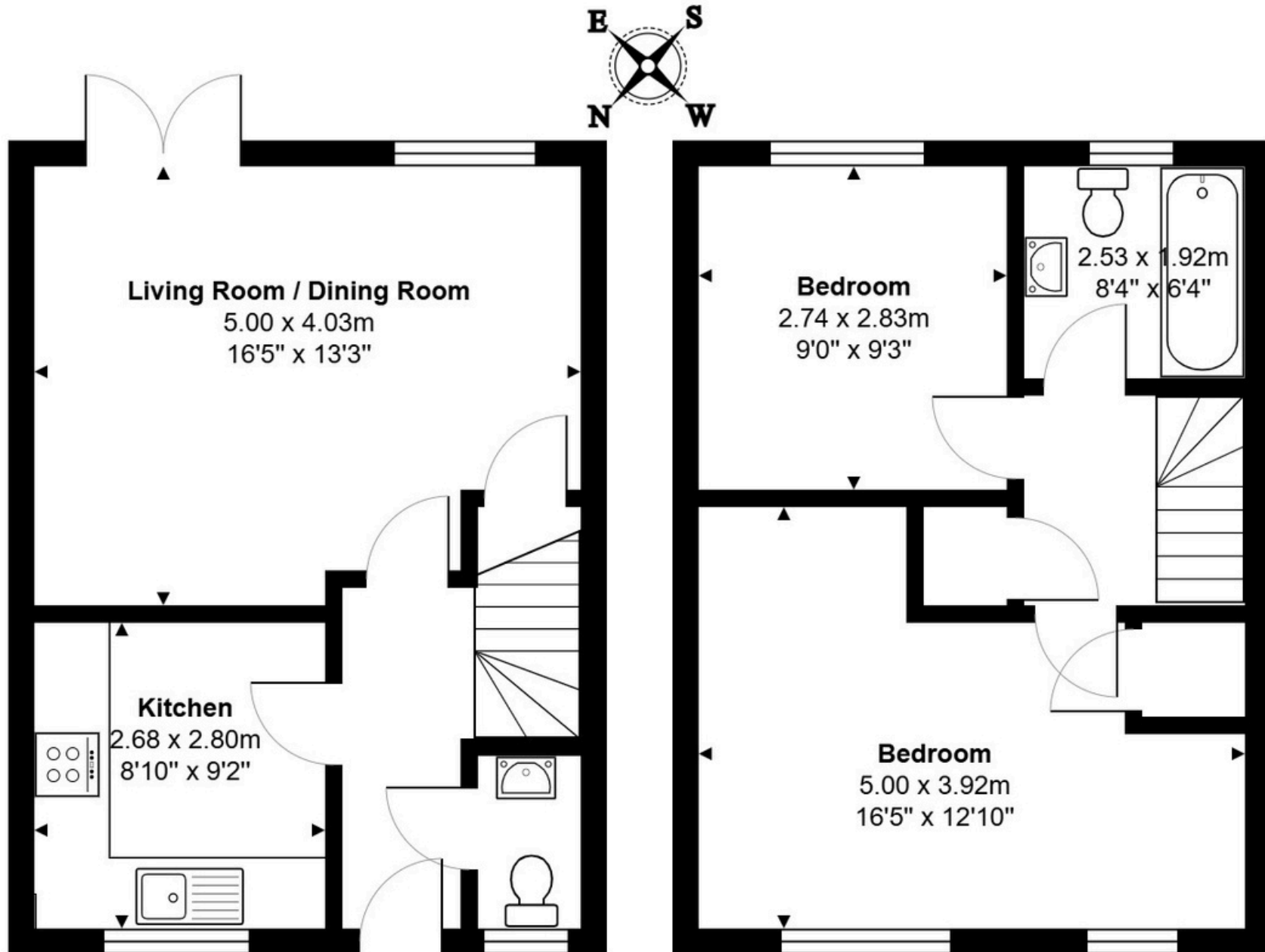
Externally the property benefits from parking for two cars, a landscaped front garden, and an rear garden with an open outlook.

The property is situated in a quiet cul de sac location of only 18 houses, within the popular village of Gobowen, which offers excellent commuting opportunities whether driving via the easily accessible A483 or travelling by train, with the station located within walking distance. The village also offers amenities to include a convenience store, primary school, hairdressers, dentist and public house, a short drive away are restaurants, country club and gym, Llangollen Canal



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Council Tax Band – Band B

Shropshire Council

Tenure – Freehold – Confirmation should be sought via a purchasers legal advisor.

Services – We understand that the property benefits from mains electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

We have been informed there is an estate management charge of £250.00 per annum.

Viewing strictly via the property agent



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.



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