

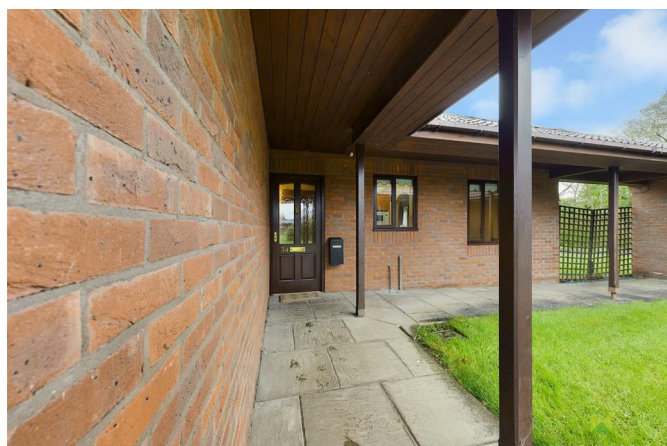
34 Meadowbrook Court Twympath Gobowen Oswestry SY10 7HD



2 Bedroom Bungalow - Semi Detached
Asking Price £108,000

The features

- IMPRESSIVE RETIREMENT BUNGALOW
- INDEPENDENT LIVING
- LOUNGE/DINING ROOM, CONSERVATORY
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN. VIEWING RECOMMENDED
- EXCELLENT COURTYARD LOCATION FOR OVER 55'S
- RECEPTION HALL WITH CLOARKROOM
- KITCHEN WITH OVEN AND HOB
- GARAGE AND PARKING. ENCLOSED GARDEN
- EPC Rating D



*** SPACIOUS 2 BEDROOM RETIREMENT BUNGALOW ***

An opportunity to purchase this deceptively spacious 2 bedroom retirement bungalow occupying an enviable position on this purpose built development which offers close care facilities if required.

Affording independent living accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Conservatory, Kitchen, large Double Bedroom and additional Bedroom/Dining Room. The property has its own personal Garage and enclosed Garden and is set within lovely communal grounds.

Offered for sale with no upward chain, viewing is highly recommended.

Property details

LOCATION

Meadowbrook Court is ideally situated in Gobowen on the outskirts of Oswestry. Situated within its own grounds in a beautiful semi rural setting and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. The nearby village of Gobowen has a number of facilities including orthopaedic hospital, convenience store, public houses, primary school and main line railway.

APPROACH

The property is approached by a paved walkway to a covered entrance porch with timber and glazed door leading through to:

RECEPTION HALL

With coving to the ceiling, emergency call system to main office, cloaks cupboard providing a good amount of hanging space, airing cupboard housing immersion tank and shelving, access to roof space.

CLOAKROOM

With suite comprising low flush WC, pedestal wash hand basin.

SPACIOUS LOUNGE/DINING ROOM

With double glazed window to the front and side aspects, TV and telephone points, coving to the ceiling and electric fan, feature electric fire with wooden mantle over, under floor heating, easy access doors to Bedroom 2, and double glazed french doors leading through to the:

CONSERVATORY

With double glazed windows and polycarbonate roof, electric fan, carpet flooring, and french doors leading out to the enclosed patio garden.

KITCHEN

Fitted with a range of matching base and wall units with work tops over providing a good amount of cupboard and drawer space, stainless steel sink unit with mixer tap, space for a fridge, built-in oven and microwave, four ring electric hob with extractor hood over, tiling to the floor, double glazed window to the front elevation, coving to the ceiling.

BEDROOM 1

An excellent double room with double glazed window to the front elevation overlooking the landscaped gardens, coving to the ceiling, fitted double wardrobe with hanging rail and shelving.

DINING ROOM/ BEDROOM 2

With double glazed window to the rear elevation, coving to the ceiling, easy access double doors opening onto Lounge.

BATH/WET ROOM

With a suite comprising wash hand basin, WC, fully tiled shower area with non slip floor and shower, bath with electrically operated bath chair, light point, shaver point, vinyl flooring and half tiled walls. Heated towel rail.

GARAGE

With internal door from the Hall. With electrically operated door to the rear elevation, power and light points, shelving and controls for the heating, space for a tumble dryer, and fridge freezer.

OUTSIDE

The garden is paved for ease of maintenance and has raised borders which are planted with various species. The garden is walled for privacy and has a patio area, an external water tap, lighting and an access gate to the rear driveway.

AGENTS NOTES

If you are interested in purchasing this property then a meeting needs to be arranged with the Site Manager on 01691 671555 to confirm suitability.

A Care Manager to assist with the efficient day to day administration of The Court, also offer other assistance in the event of any queries or problems. Provision of support staff on hand 24hr per day for general counselling and support. This does not include any personal/medical care which is charged at a separate hourly rate (£22:00). Maintenance and servicing of Emergency Call System and Fire Prevention Systems. Regular cleaning of exterior windows (10 months of the year- the window cleaner does not calling November or January) and maintenance of the external gardens. A weekly hourly cleaning visit of the bungalow, on site there is a community room with regular events and also a communal seating area. The removal of refuse on a regular basis from the exterior of each bungalow.

DIRECTIONS

Head out of Oswestry via the B5069, at the roundabout take the third exit onto Twmpath Lane, follow past the entrance to the Orthopaedic Hospital, and take the next left turning, signposted for Meadowbrook Court. Follow this road around and the bungalow is situated on the right hand side of the road.

GENERAL INFORMATION (PARAGRAPH)

TENURE

We are advised the property is Leasehold, with 69 years remaining on the lease. There is a service charge of approximately £560 per calendar month payable. The property is also subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years.

This will need to be verified with your solicitor during pre contract enquires.

SERVICES

We are advised that all mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator.
<https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

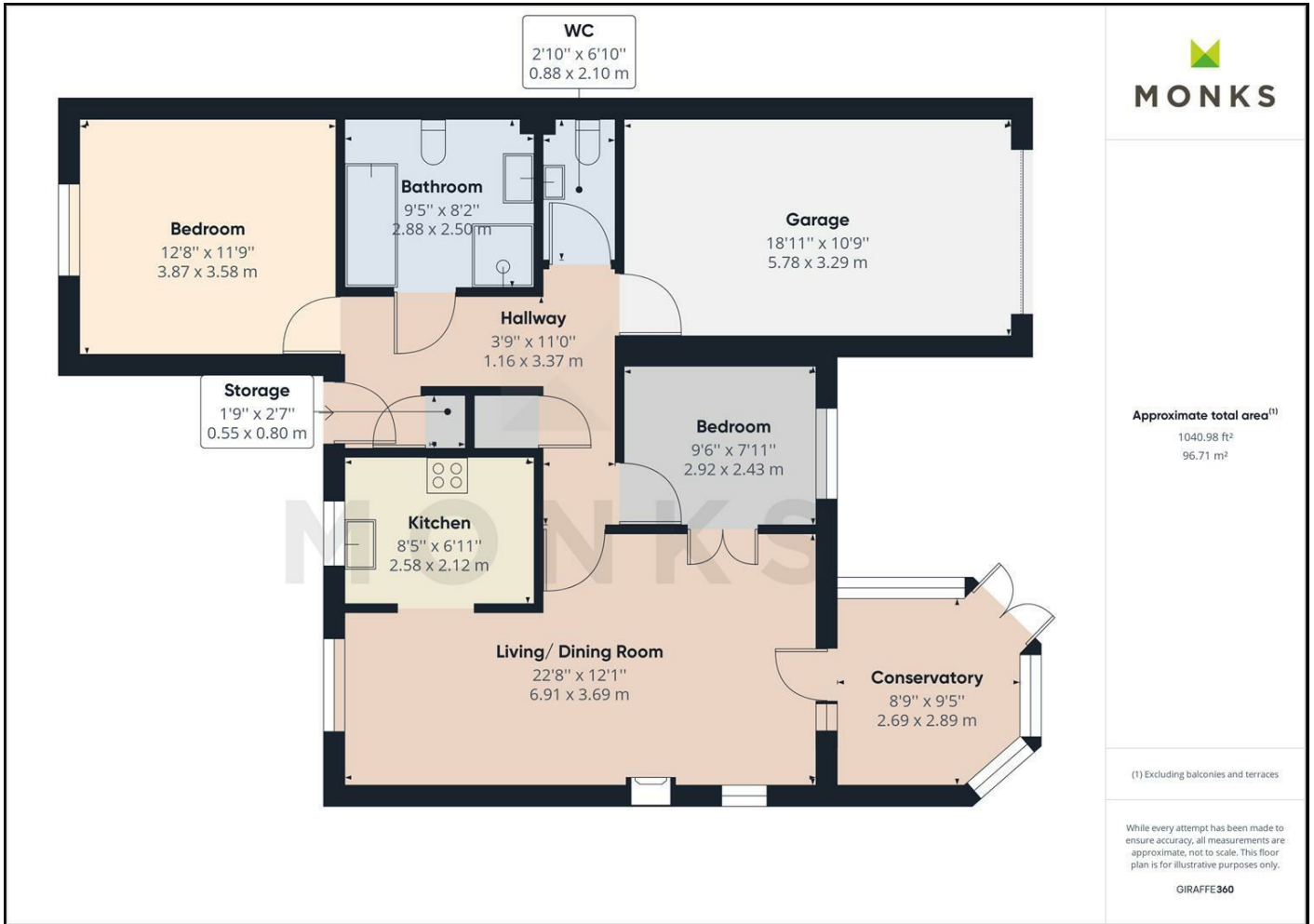
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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2 Bedroom Bungalow - Semi Detached

Asking Price £108,000





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Oswestry office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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