

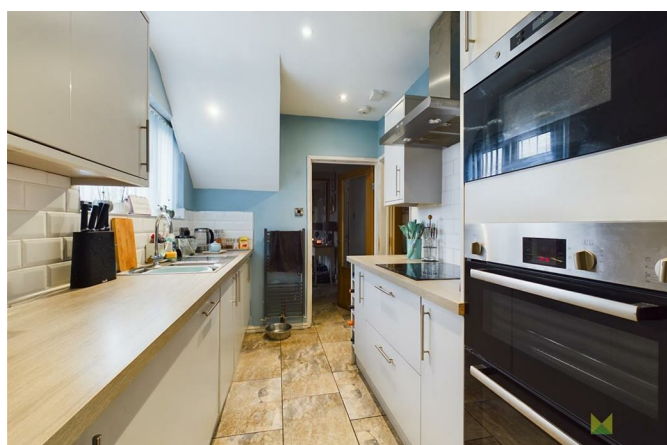
# 10 Fernhill Lane Gobowen Oswestry SY11 3PP



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £249,950**

## The features

- EXCELLENT MATURE 3 BEDROOM HOUSE
- PERFECT FOR COMMUTERS CLOSE TO RAILWAY STATION
- ATTRACTIVELY FITTED KITCHEN WITH APPLIANCES
- 3 BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- LOUNGE AND DINING ROOM EACH WITH LOG BURNERS
- LARGE UTILITY ROOM WITH CLOAKROOM
- GARDENS TO THE FRONT AND REAR
- EPC RATING D



### \*\*\* SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE \*\*\*

An excellent opportunity to purchase this mature 3 bedroom house, perfect for a growing family.

Occupying an enviable position in the heart of this much sought after self sufficient village and for commuters being a short stroll from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge and Dining Rooms with log burners, attractively fitted Kitchen with appliances, Utility Room, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and lovely private rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links to Shrewsbury, Chester and London. 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. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

### RECEPTION HALL

Composite entrance door to Reception Hall with full height mirror fronted useful cloaks storage, under stair recess, tiled floor, radiator.

### LOUNGE

with bay window to the front, chimney breast with brick reveals and wooden lintel over housing cast iron log burner, media point, radiator.

### DINING ROOM

with chimney breast housing cast iron log burner, radiator. Double opening French doors leading to the garden and covered sun terrace,

### KITCHEN

Attractively fitted with modern range of white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and integrated dishwasher and fridge with matching fascia panels. Inset 4 ring hob with extractor hood over and pan drawers beneath and double oven, grill and microwave with storage above and below. Deep tiled surrounds and matching range of eye level wall units. Window to the front and door to

### UTILITY ROOM

with range of units incorporating single drainer sink set into base cupboards and work surfaces extending to the side with ample space for appliances. Further range of base and wall units, Door to garden, useful storage cupboard and

### CLOAKROOM

with WC and wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space, window to the front and off which lead

### BEDROOM 1

with window to the rear, media point, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is set back from the road, approached over pathway with a good sized lawn. Side pedestrian access to the enclosed Rear Garden which is a good space for those who love to entertain outdoors with a large covered paved seating area immediately adjacent to the Dining room, garden laid to lawn with mature flower, shrub and herbaceous beds and offering a good level of privacy being well screened with fencing and trees. Greenhouse and garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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](https://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.

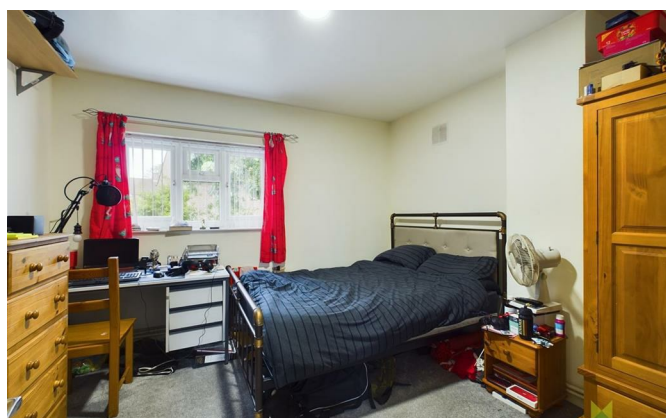
#### NEED TO CONTACT US

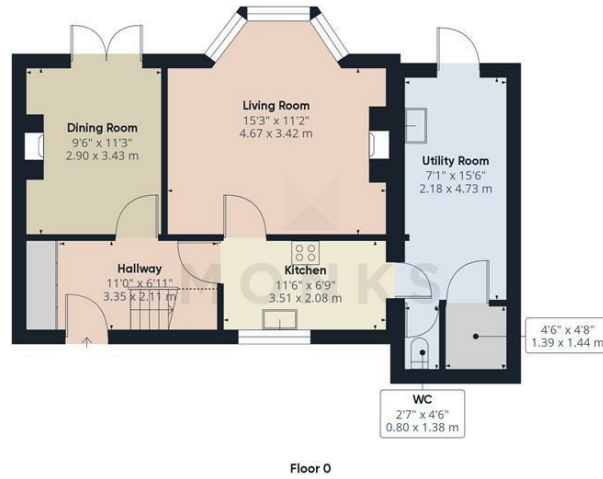
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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**Approximate total area<sup>1</sup>**  
 1037.21 ft<sup>2</sup>  
 96.36 m<sup>2</sup>

**Reduced headroom**  
 13.02 ft<sup>2</sup>  
 1.21 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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16 Church Street, Oswestry,  
 Shropshire, SY11 2SP

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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