

# 20 The Carriages Gobowen Road Oswestry SY11 1BX



**3 Bedroom House - End Terrace**  
**Offers In The Region Of £210,000**

## The features

- FABULOUS TOWN HOUSE WITH THIRD FLOOR TERRACE
- SPACIOUS AND VERSATILE ACCOMMODATION
- PRINCIPAL BEDROOM SUITE WITH TERRACE
- FITTED BLACK OUT BLINDS THROUGHOUT
- A SHORT STROLL FROM ALL THE TOWN AMENITIES
- STUNNING VIEWS OVER THE TOWN AND WELSH HILLS
- LOUNGE/DINING ROOM, WELL FITTED KITCHEN
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- CARPORT WITH PARKING FOR TWO AND COURTYARD GARDEN AREA
- VIEWING ESSENTIAL, EPC RATING C



**\*\*\* IMPRESSIVE TOWN HOUSE, BALCONY AND LOVELY TOWN ASPECT \*\*\***

Wow, what a truly impressive home, offering deceptively spacious and versatile accommodation over 4 floors - perfect for today's modern lifestyle - and which must be viewed to be fully appreciated.

Occupying an enviable position in this select courtyard development right on the edge of the Town, a short stroll from all of its amenities, cafe culture, bars and restaurants and is ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Utility Section, Cloakroom, lovely open plan Living/Dining/Kitchen - the ideal room for those who love to entertain, 2 double Bedrooms and Bathroom and an excellent Principal Bedroom suite featuring en suite Shower Room and Sun Terrace.

The property has the benefit of gas central heating double glazing, carport with parking for up to 3 cars and potential courtyard garden.

Viewing essential.

## Property details

### LOCATION

#### RECEPTION HALL AND UTILITY SECTION

Covered entrance with glazed door opening to spacious Reception Hall with tiled flooring, radiator. Useful utility section beneath the staircase with plumbing for appliances. Radiator.

#### CLOAKROOM

with suite comprising WC and wash hand basin, complementary tiled floor and walling, radiator.

#### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing

#### IMPRESSIVE OPEN PLAN LIVING

A lovely light L-shaped room, perfect for those who love to entertain.

#### LOUNGE/DINING ROOM

A through area with the Lounge having window overlooking the front, media point, radiator. Dining area with window to the rear, radiator.

#### KITCHEN

Attractively fitted with cream high gloss fronted units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units over., tiled flooring.

#### SECOND FLOOR LANDING

Staircase continues to the Second Floor Landing off which lead

#### BEDROOM 2

An impressive light room having full height window to the rear, radiator.

#### BEDROOM 3/HOME OFFICE

again a lovely light room with full height window with open aspect across the Town and hills beyond. Radiator.

#### BATHROOM

having suite comprising panelled bath with shower unit over wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

#### THIRD FLOOR PRINCIPAL BEDROOM SUITE

Staircase continues to the third floor galleried style landing with glazed window to the fore. The Bedroom is an excellent through room, naturally well lit from window to the rear and sliding doors to the front leading onto the Balcony. Recessed ceiling lights, radiator.

#### EN SUITE

A well appointed room with large shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

### BALCONY/SUN TERRACE

A fabulous feature of the property with decked seating area, well screened by brick walling, providing an excellent level of privacy along with the most wonderful views across the Town over to the Welsh Hills - the perfect spot to watch the world go by and in particular the Balloon Festival.

### OUTSIDE

To the rear is an area that could provide a courtyard style garden area - currently laid to mature hedging.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. , The Service Charges equates to £35.75 a month.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' 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.

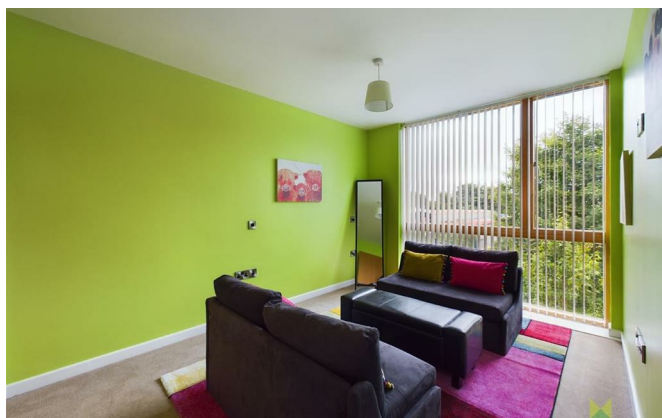
#### NEED TO CONTACT US

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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## Judy Bourne

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## Get in touch

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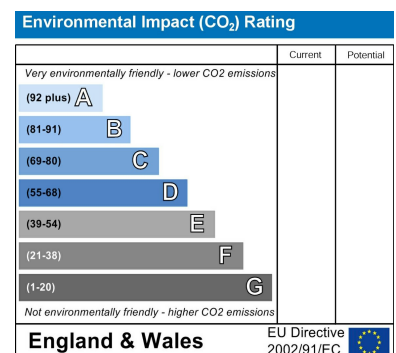
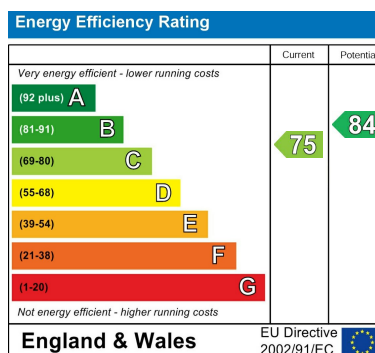
## Oswestry office

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



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