

# Town & Country

Estate & Letting Agents

55 Perry Road, Gobowen, SY10 7BX

£425,000



Town and Country are delighted to offer to the market this WELL APPOINTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME sat on a generous 0.21 acre plot with solar panels. Situated in a quiet residential area of the popular village of Gobowen, this home offers spacious accommodation perfect for a family. With beautiful views of the countryside and with generous parking and a double garage this property MUST BE SEEN to be appreciated!

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## 55 Perry Road, Gobowen, SY10 7BX

### Directions

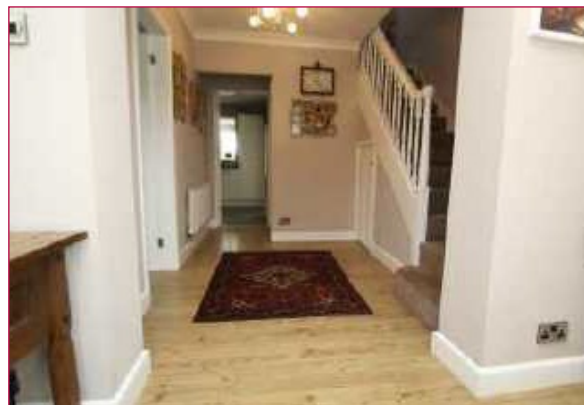
From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road and at the dip turn right onto Perry Road then follow the road to the top where the property will be found on the right hand side.

### Accommodation comprises:



### Hallway

The spacious hallway has a wooden floor, coved ceiling, radiator and under-stairs cupboard. A door leads to the cloakroom, the kitchen & lounge. There is a window to the front and a part glazed door to the front.



### Lounge 3.61 x 5.44m (11'10" x 17'10")

Having a window to the front, this spacious lounge has wooden flooring, a coved ceiling, a wooden fire surround with marble hearth and inset and gas fire, a TV point and a radiator.





Lounge additional photograph



Lounge additional photograph



Cloak Room

Having a wash hand basin with mixer tap and a W/C on a modern vanity unit, a heated towel rail, an additional vanity cupboard for storage and having space for a shower cubicle, it has fully tiled walls and a tiled floor, and extractor fan.



Kitchen/Dining Room 6.47 x 3.28m (21'3" x 10'9")

The generous kitchen/dining room has an extensive range of modern base and wall units in cream shaker style with contrasting work surfaces over. It has a Leisure range cooker with seven gas rings and chimney style extractor fan over and a splashback panel. The kitchen also benefits from a one and a half bowl sink with mixer tap, an integrated microwave and an integral dishwasher along with an American style fridge. It has part tiled walls, tile effect laminate flooring and spot lighting. This room opens onto the family room.



Additional Photograph



**Family Room 5.39 x 2.63m (17'8" x 8'8")**

Having a window to the side and two windows to the rear overlooking the garden and with French doors opening to the side, this bright room has tile effect laminate flooring, a radiator and spot lighting. Ideal for family entertaining and relaxing.



Additional Photograph



**Utility Room 1.80 x 2.02m (5'11" x 6'8")**

Having a window to the rear, there is a range of base units with work surface over. There is a washing machine and tumble drier, a single bowl sink with mixer tap, a Worcester boiler, tile effect laminate flooring and larder style storage units.



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### Garden Room/Office 2.99 x 4.54m (9'10" x 14'11")

Having wooden flooring, a radiator, a window to the rear and French doors opening onto the garden. A door leads through to the garage.



### Landing

Having a window to the side, coved ceiling and a loft hatch. Doors lead off to all first floor rooms.

### Bedroom One 2.89 x 4.89m (9'6" x 16'1")

Having a window to the rear with views of the surrounding countryside, there is a range of mirror fronted built in wardrobes with rails and shelving, wooden flooring, a radiator and a coved ceiling with a door leading through to the en-suite.



### Additional Photograph



### En-suite

Benefitting from a double shower with glass screen and two shower heads, fully tiled walls, a wash hand basin on a vanity unit with a mixer tap, W/C, spot lighting, extractor fan and a range of mirrored cabinets.





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### Bedroom Three 4.59 x 2.10m (15'1" x 6'11")

Having a window to the front, bedroom two has a radiator, wooden flooring and a coved ceiling.



### Bedroom Two 3.04 x 3.00m (10'0" x 9'10")

With a window to the rear giving views of the surrounding countryside, a radiator, wooden flooring and a coved ceiling.



### Bedroom Four 2.74 x 3.03m (9'0" x 9'11")

Having a window to the front, a radiator, wooden flooring, and built in cupboard with shelving.



### Bathroom

A lovely modern room, having a window to the rear, the bathroom has a panelled bath with a mixer tap and a glass screen. There is a radiator, a wash hand basin and W/C with mixer tap, spot lighting and a coved ceiling. Vinyl floor and part tiled walls.



### **Double Garage**

Having been split in two, one side of the garage has been converted into a useful extra room measuring 2.39 x 5.38m and having laminate flooring, power and lighting. The other half measures 5.70 x 3.04m and has an 'up and over' door with a window to the rear, loft hatch and solar panel controls. The second garage still has the garage door in place and could easily be reinstated to the garage.



### **Front Garden**

To the front of the garden, there is a large sweeping driveway providing parking for several vehicles, with good sized lawned gardens and shrubbed borders.



### **Car Port**



### **Rear Garden**

The large rear garden backs onto open fields and has a generously sized patio area perfect for outdoor dining with a lawned area beyond, having a pond and flower beds planted with a wide range of shrubs. There is the benefit of an outdoor wooden gazebo which is fantastic for entertaining along with a summerhouse and a large carport to the side (currently used to house a motorhome). With double gates to the front and rear.





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Additional Photograph



The Garden Pond



The Patio



The Gazebo





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## **The Views from the Rear**



## **Hours Of Business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## **Viewing**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## **To Make an Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

## **Money Laundering Services**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## **Town and Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk),

**55 Perry Road, Gobowen, SY10 7BX**

Zoopla, Onthemarket.com -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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