

Town & Country

Estate & Letting Agents



22 Thomas Penson Road, Gobowen, SY11 3GW

Offers In The Region Of £313,500

Town and Country Oswestry are pleased to present this beautifully presented four bedroom, modern property, ideal as a family home. With a good sized living area, stunning open plan kitchen and dining area, four generous bedrooms with built in wardrobes, en suite and private lawned garden to the rear with patio area. To the front there is a driveway for parking and a single garage. Viewings are highly recommended to appreciate this lovely property! Gobowen is a very accessible village with shops, school and a railway station making it ideal for commuters, families and those wanting good access to larger towns and cities.

Directions

From Oswestry take the Gobowen road out of the town. At the roundabout take the second exit towards Gobowen. Continue towards the village then at the mini roundabout take the first exit onto Wats Meadow and continue down onto Thomas Pension Road. The property will be found on the right hand side.

Accommodation Comprises

Entrance

With door to the front, tiled flooring, radiator and stairs leading off to the first floor. A door leads through to the lounge.

Lounge 12'7" x 13'6" (3.86m x 4.12m)



A lovely bright room having a window to the front, modern high quality LVT flooring, TV point and a radiator. A part glazed door leads through to the kitchen.

Additional Photograph



Kitchen/Dining Room 20'6" x 10'5" (6.25m x 3.2m)



The kitchen dining room is a fantastic family space with a bright open feel with doors onto the rear garden and a great feeling of space. The kitchen has been upgraded by the developers and offers a range of high quality units and a superb finish.

Kitchen



The kitchen area is fitted with a good range of modern base and wall units in sage colour with contrasting granite worktops and upstands over and inset one and a half bowl sink with a mixer tap. Appliances include an integrated double oven with gas ring hob and extractor hood, integrated fridge/freezer and dishwasher. Having tiled flooring, spotlighting, window to the rear and doors leading through to the utility and under stairs cupboard providing great storage. The kitchen also opens out onto the dining area.

Dining Area



With a continuation of the tiled flooring, radiator and double doors opening onto the rear garden.

Utility 10'5" x 5'3" (3.2m x 1.61m)



The utility is fitted with the same style base and wall units with granite worktops and upstands as the main kitchen with an inset sink with mixer tap, space for appliances, tiled flooring, door to the cloakroom and door to the rear garden.

Cloakroom

The cloakroom is fitted with a white suite comprising a low level W/C, wash hand basin with a mixer tap over, tiled flooring, extractor fan and a window to the side.

First Floor Landing



Having a loft hatch and doors leading off to the bedrooms and the family bathroom.

Bedroom One 13'10" x 10'0" (4.24m x 3.05m)



The main double bedroom is a good sized with built-in double wardrobes providing good storage and hanging rails, a window to the front and radiator. A door leads through to the ensuite.

Additional Photograph



Ensuite 6'8" x 6'6" (2.05m x 2.002m)



The ensuite is fitted with a modern suite comprising an enclosed shower cubicle with mains powered shower, low level W/C and wash hand basin with a mixer tap over. radiator, spotlighting, tiled flooring, extractor fan and a window to the side.

Bedroom Two 12'7" x 9'10" (3.86m x 3m)



A second good sized double bedroom with sliding mirror fronted wardrobes offering great storage and hanging rails, window to the front and a radiator.

Bedroom Three 12'2" x 8'7" (3.72m x 2.63m)



The third bedroom has built-in storage, a window to the rear overlooking the garden and a radiator.

Bedroom Four 9'8" x 9'8" (2.95m x 2.95m)



Having a window to the rear overlooking the garden, TV point and a radiator.

Bathroom 7'1" x 8'0" (2.17m x 2.46m)



The well appointed bathroom has a panel bath with a shower over and a mixer tap, low level W/C and a wash hand basin with a mixer tap, tiled flooring and part tiled walls, spotlighting, built in linen cupboard, window to the rear and a radiator.

Garage 24'3" x 7'6" (7.4m x 2.3m)

With up and over door to the front, integral door into the kitchen, window to the side, power and lighting.

To The Front



To the front of the property there is driveway parking for two - three cars along with a lawned and shrubbed garden. There is also a further garden area to the right of the driveway that gives gated access to the rear garden. A canopy porch leads to the front door.

Rear Garden



The good sized rear garden is lawned and shrubbed with fence boundaries making it ideal for families with children and pets. There is a patio area and a further area to the side of the property.

Additional Photograph



Rear Garden Pictures Taken By Vendor



Additional Photograph



Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear

and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire City Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Additional Information

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.

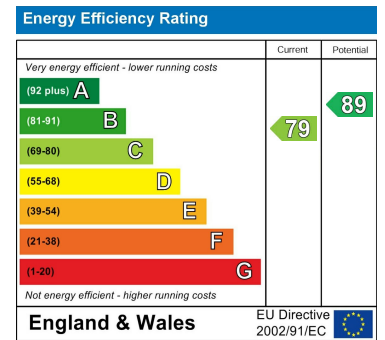
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Floor Plan

Area Map



Energy Efficiency Graph



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