

# Town & Country

Estate & Letting Agents



**Holly Cottage Old Chirk Road, Gobowen, SY11 3LW**

**Offers In The Region Of £495,000**

A STUNNING, BESPOKE FAMILY HOME FINISHED TO A VERY HIGH STANDARD WITH LUXURY FITTINGS AND FINISH. Town and Country Oswestry offer this beautiful property that is nearing completion on the edge of the popular village of Gobowen that has all amenities including a school, shops and railway station linking the village to larger town and cities. The property offers four bedrooms with two en suites and family bathroom. The fabulous ground floor has an open plan family/ dining/ kitchen area with separate lounge, sitting room, boot room, utility and cloakroom. There is offroad parking and large gardens to the rear. An exceptional property worthy of viewing.

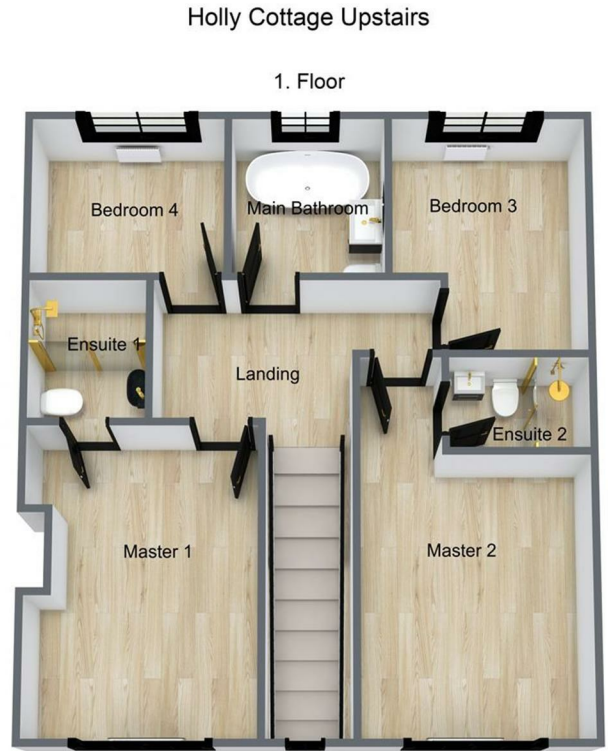
## Directions

From Our Oswestry office take the Gobowen road out of the town. At the roundabout take the second exit towards Gobowen. Proceed into the village passing over the railway line to the next roundabout. Take the first exit off and then immediately turn left onto Old Chirk Road. Follow the road around to the right where the property will be found on the right after approximately 300 metres identified by our for sale board.

## Ground Floor Plan



## First Floor Plan



## Accommodation Comprises

### Hallway

Having a door to the front, doors to the lounge and sitting room and stairs leading to the first floor.

### Sitting Room

Having a window to the front.

### Lounge

Having a window to the front. The lounge opens onto the open plan kitchen.

## Open Plan Kitchen/ Dining/ Family Room



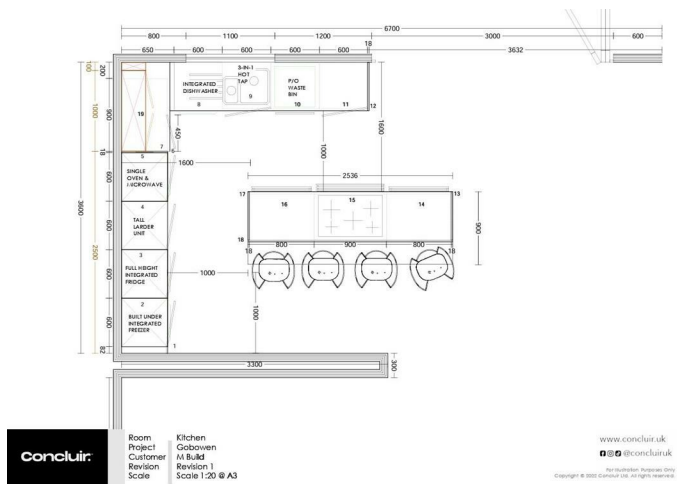
The fantastic open plan kitchen/ dining/ family room is the real heart of this stunning property and is fitted with a high quality kitchen with central island unit, top specification appliances, a window to the rear and bi fold doors opening onto the garden. There is also a large roof lantern that floods the kitchen with light. The family area will be fitted with a modern media wall ideal for entertaining. A door leads through to the boot room at the side.



## Additional Photograph



## Additional Photograph



## Additional Photograph



## Additional Photograph

### Boot Room

There will be a very useful, spacious boot room off the kitchen with a door to the side.

### Utility

The utility provides plumbing and space for appliances.

### Cloakroom

The cloakroom is fitted with a low level w.c. and a wash hand basin.

### First Floor Landing

Having doors leading to the bedrooms and the bathroom.

### Bedroom One

The first double bedroom has a window to the front and a door leading to the en suite.

### En Suite

The luxurious en suite is fitted with a double shower cubicle, wash hand basin and a low level w.c.. Having high quality tiling to the walls and the floor.

### Bedroom Two

A second double bedroom with a window to the front and a door leading to the en suite.

### En Suite

The second en suite is fitted with a modern high specification suite.

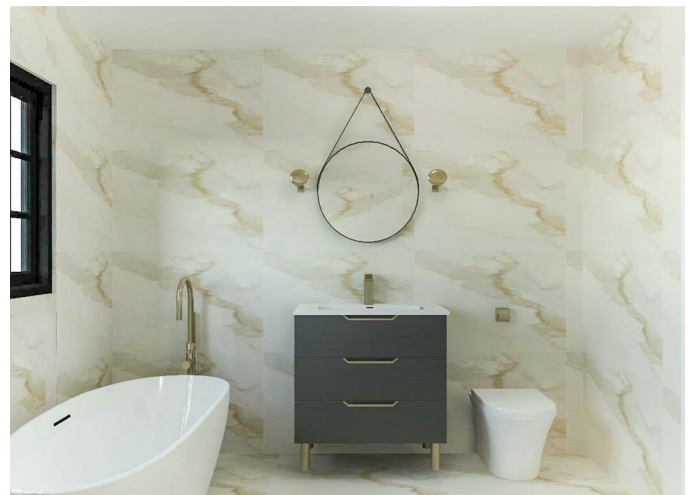
### Bedroom Three

The third double bedroom has a window to the rear overlooking the garden.

### Bedroom Four

Having a window to the front.

### Family Bathroom



The luxurious bathroom is fitted with high specification sanitary ware with high quality tiling to the walls and floor.

## Gardens



There is a driveway at the side of the property providing parking for several cars. The good sized gardens have a paved patio to the rear along with extensive lawned gardens.

## Rear Elevation



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

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

## 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 County Council and we await confirmation from the council regarding the banding.

## 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## 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.

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 most 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.

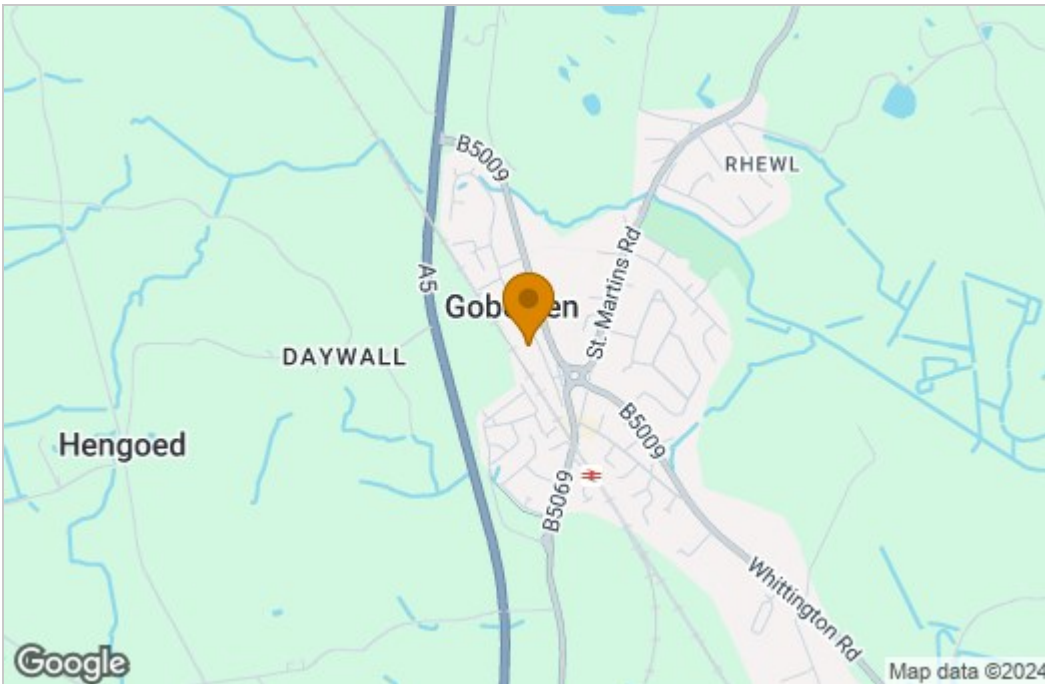


# Floor Plan

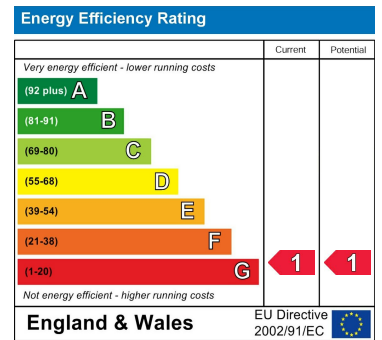
## holly cottage new 1. Floor



# Area Map



# Energy Efficiency Graph



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