

**FOR SALE**

Offers in the region of £300,000

Knowsley Southlands Avenue, Gobowen, Oswestry, SY11 3NF

A unique and rare opportunity to purchase a mature, three bedroom, detached, family house which offers scope for modernisation and improvement, together with a single building plot extending to 500 sq.m. with outline planning permission for the erection of a detached dwelling. The property enjoys a sought after residential location within the popular village of Gobowen. For sale with no onward chain.





- Mature, 3 bed, detached, family house
- Scope for modernisation & improvement
- Sought after location
- Generous plot, range of useful outbuildings
- Building plot with planning permission
- For sale with no onward chain

DIRECTIONS

From Oswestry take the B5069 Gobowen Road and upon reaching the A5 roundabout take the second exit onto the B5069. Follow this all the way through into Gobowen, over the railway line and then at the roundabout take the third exit onto the Whittington Road. Proceed on this road and take the second right turning into Southlands Avenue where the property will be observed on the right hand side.

SITUATION

The popular village of Gobowen has an excellent range of local amenities to include a general store and newsagents, a variety of small shops, public house, church, and a railway station serving Shrewsbury, Wrexham and Chester.

DESCRIPTION

A mature, detached, three bedroom, family house which is situated in a sought after location off this popular road. The accommodation comprises of an entrance hall with access into lounge with archway into a sitting area, dining room, kitchen with walk in pantry, side lobby and utility / WC. On the first floor there is a spacious Bedroom 1, two further bedrooms and bathroom.

Outside the property benefits from ample off road parking provision, two garages, a further workshop store and a number of timber garden sheds. Gardens extend to the front and side of the property.

BUILDING PLOT

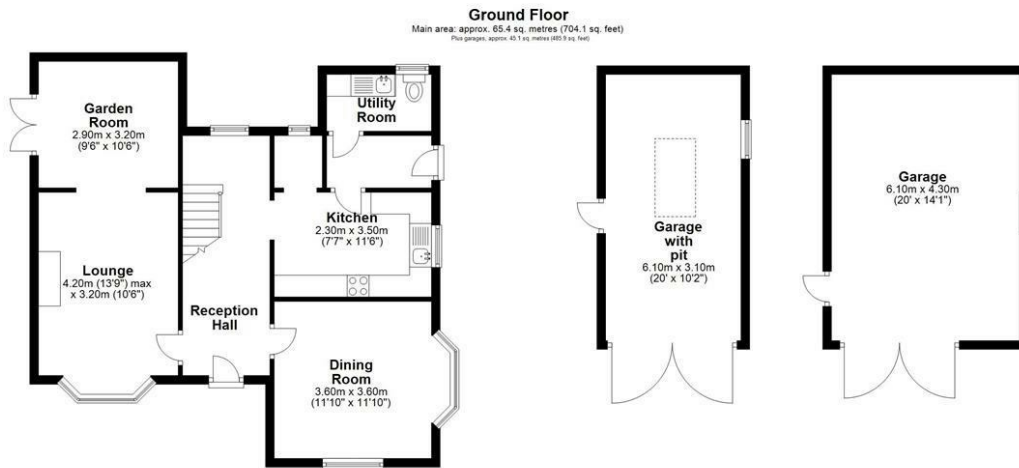
The north eastern section of the garden (edged red on the plan) has the benefit of outline planning permission for the erection of a detached dwelling and access. Planning permission was granted by Shropshire Council, Application No. 24/01307/OUT. Date of decision 29 May 2024. Copies of the application and associated documents can be found on the Shropshire Council Planning website.

ACCOMMODATION

A UPVC entrance door with part opaque double glazed insert leading into:

RECEPTION HALL

With radiator, under stairs storage cupboard, UPVC double glazed window to rear elevation, telephone point and stairs leading to first floor accommodation.



Main area: Approx. 123.9 sq. metres (1334.1 sq. feet)
Plus garages: approx. 45.1 sq. metres (485.9 sq. feet)
Knowsley

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



LOUNGE

13'9" max x 10'5" (4.20m max x 3.20m)

UPVC double glazed bay window to front elevation, radiator, fireplace with electric coal effect fire inset, coved ceiling and archway leading through to garden room 2.90m x 3.20m (9'6" x 10'6") with radiator, UPVC double glazed patio doors leading out to side garden.

DINING ROOM

11'9" x 11'9" (3.60m x 3.60m)

UPVC double glazed windows to front and side elevations, radiator, wall mounted gas heater (not currently in use), coved ceiling.

KITCHEN

7'6" x 11'5" (2.30m x 3.50m)

UPVC double glazed window, radiator, range of fitted wall and floor units, work surfaces, space and plumbing for appliances, sink and drainer with part tiled surround, quarry tiled floor. Walk in pantry with UPVC double glazed window, shelving, electric meter and electric fuse box. Side lobby with part glazed exterior door.

UTILITY / WC

UPVC double glazed window, Belfast style sink, work surface, Worcester wall mounted gas central heating boiler, space for appliances, gas meter and low flush WC.

FIRST FLOOR LANDING

UPVC double glazed window to front elevation, radiator, loft hatch.

BEDROOM 1

23'7" x 10'5" (7.20m x 3.20m)

UPVC double glazed windows to front and side elevations, two radiators, built in airing cupboard housing the hot water cylinder.

BEDROOM 2

11'9" x 11'9" (3.60m x 3.60m)

UPVC double glazed windows to front and side elevations, radiator.



BEDROOM 3

7'10" x 11'9" (2.40m x 3.60m)

UPVC double glazed window to rear, radiator.

BATHROOM

UPVC double glazed window to rear elevation, coloured suite comprising panelled bath, low flush WC, pedestal wash hand basin, radiator.

OUTSIDE

Double timber gates lead onto a tarmac driveway providing ample off road parking provision. There is a generous lawned garden fronting Whittington Road with a variety of trees and shrubs inset. This area of garden has a planning application submitted - to be confirmed with Paul Watson - 2 / 3 bed detached bungalow? There is also a timber garden shed.

GARAGE 1

20'0" x 10'2" max internal measurement (6.10m x 3.10m max internal measurement)

With timber pedestrian door, window, inspection pit, power and lighting and twin timber doors providing vehicular access.

GARAGE 2

20'0" x 14'1" max internal measurement (6.10m x 4.30m max internal measurement)

With power and lighting, window, timber pedestrian door and twin parkways doors providing vehicular access.

GARDEN

A lawned garden extends to the front and side of the property with shrub borders and a variety of trees and shrubs inset. There is a patio area to the side of the property with:

WORKSHOP / STORE

With power and lighting, windows, timber pedestrian door. A range of further timber garden sheds.



GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

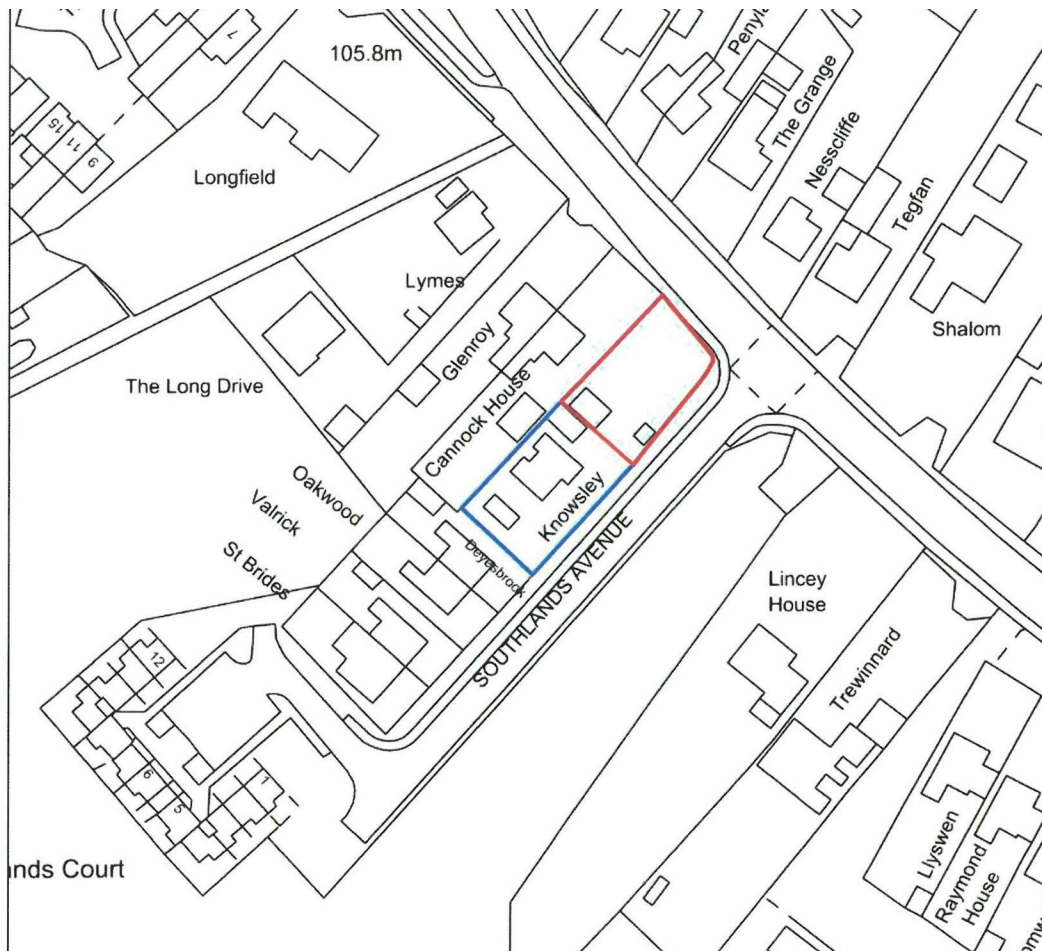
COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.
Tel: 01691 670320. Email: oswestry@hallsgb.com

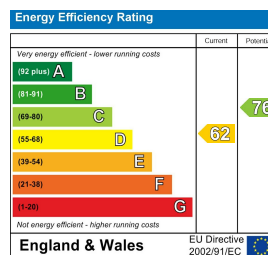
Knowsley Southlands Avenue, Gobowen, Oswestry, SY11 3NF



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.