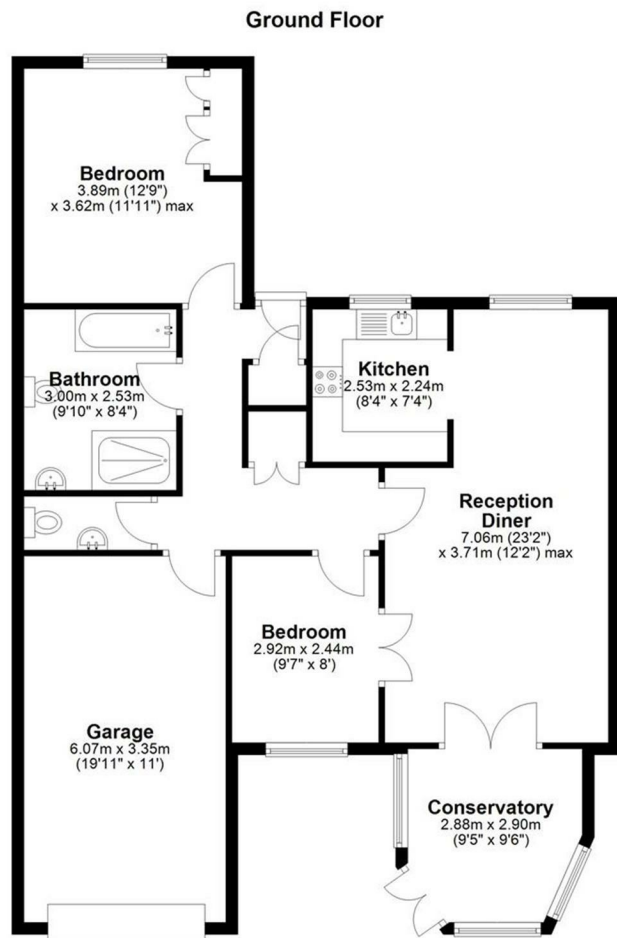


FOR SALE



24 Meadowbrook Court, Twmpath Lane, Gobowen, Oswestry, Shropshire, SY10 7HD



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.



FOR SALE

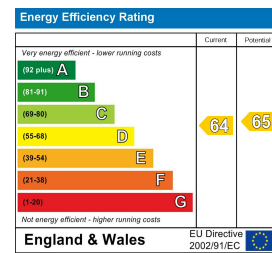
Offers in the region of £109,500

24 Meadowbrook Court, Twmpath Lane, Gobowen, Oswestry, Shropshire, SY10 7HD

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



A most appealing 2 Bedroom Retirement Bungalow situated on a purpose built development offering care facilities if required. The accommodation comprises: Entrance Porch, Reception Hall, Cloakroom, Lounge, Dining Area, Conservatory, 2 Bedrooms, Bathroom. Electric Heating System, Garage, Parking, Walled Patio Garden within communal landscaped gardens.



01691 670 320

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



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Oswestry (3 miles) Gobowen (1.5 miles) Shrewsbury (21 miles)

Gobowen Train Station - 1.5 miles

Bus Stop - Walking Distance



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Retirement Bungalow
- 2 Bedrooms
- Spacious Layout
- Private Walled Garden & Garage
- Landscaped Communal Grounds
- Care Facilities Available

DESCRIPTION

An appealing and spaciouly proportioned retirement bungalow, forming part of a complex on a purpose built development. The layout of the accommodation is deceptively spacious and offers a degree of versatility. The design includes an impressive lounge/diner with an attractive kitchen immediately off. The reception room also has access to the rear conservatory, which overlooks the patio garden area. There are two bedrooms, one of which is linked to the reception room and could be used alternatively as a separate dining room if required. The bungalow provides a high degree of independence with the availability of care facilities available if needed. For those who have the use of a car there is a good size garage. Communal gardens are provided on the development.

ACCOMMODATION

COVERED ENTRANCE PORCH

With timber and glazed door leading through to:

RECEPTION HALL

With emergency call system to main office, oak effect flooring, cloaks cupboard providing a good amount of hanging space, airing cupboard housing pressurised hot water tank and linen shelving. Entrance hatch to the attic area, internal door into Garage.

CLOAKROOM

Comprising low flush WC, vanity unit with wash hand basin, heat exchange vent.

OPEN PLAN LOUNGE/DINING ROOM

With attractive marble effect ornamental fireplace with coal effect electric fire, heat exchange vents, door leading through to the Conservatory and double doors through to Study.

DINING AREA

With double glazed windows to the front elevation, heat exchange vent, archway into:

KITCHEN

Comprising a comprehensive range of fitted base and wall units with worktops over and tiled splashbacks providing a good amount of cupboard and drawer space, stainless steel sink unit, a space and plumbing for washing machine, INTEGRAL FREEZER AND FRIDGE, BUILT-IN ELECTRIC OVEN and MICROWAVE OVEN, FOUR RING ELECTRIC HOB with EXTRACTOR HOOD OVER. Double glazed window to the front elevation, heat exchange vent.

CONSERVATORY

With double glazed elevations and timber construction on a brick base with a triple glazed polycarbonate roof, ceiling fan, doors leading out to Private Courtyard.

BEDROOM 1

With double glazed window to the front elevation, heat exchange vent, fitted wardrobe.

BEDROOM 2

With double glazed window to the rear elevation overlooking into Courtyard, heat exchange vent, double opening doors to the Lounge. A number of residents use this area as a study or dining room.

BATHROOM

A four piece suite comprising low flush WC, vanity unit with wash hand basin, walk-in shower area with electric shower, panelled bath with electrically operated bath chair, heat exchange vent.

GARAGE

With internal door from the Reception Hall. Electrically operated entrance door, power and light points.

COURTYARD GARDEN

The garden is situated to the rear of the property which is paved for ease of maintenance enjoying raised borders. The garden has walls for privacy with gate leading to the Parking Area.

COMMUNAL GARDENS

There are communal gardens on the complex which can be enjoyed by all. These gardens are maintained by the Court's gardener.

COMMUNITY ROOM

The community room is situated centrally on the site and offers: Reading Area, Conservatory, Restaurant and Overnight Accommodation for Visitors.

SERVICES

Mains water, electricity, gas, and drainage are believed to be connected. None of these services have been tested.

TENURE

Leasehold for an original term of 100 years from 1st April 1999 subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. Also subject to a monthly service charge of around £560.00 which involves 24 hour audio call for the medical and emergency assistance, refuse collection, building insurance, window cleaning, maintenance to the building and communal gardens and certain internal cleaning each week.

COUNCIL TAX

The Council Tax Band is currently B - Shropshire Council.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the money laundering regulations. Appropriate examples; passport/photographic driving license and a recent utility bill.