



FOR SALE

Offers in the region of £375,000

Westcroft By Pass Road, Gobowen, Oswestry, SY11 3NG

A substantial 4/5 Bedroom Detached Family Home boasting ample driveway parking alongside generous gardens which contain a versatile garden office/summerhouse conveniently situated within the village of Gobowen.





- Substantial 4/5 Bedroom Detached House
- Large Rear Garden with Summerhouse/Home Office
- Ample Off Road Parking for Multiple Vehicles
- Gas Central Heating & Double Glazing
- Village Location with Railway Station
- Easy Access to Commuter Links

DIRECTIONS

WHAT3WORDS: ///schools.pure.stint

SITUATION

Gobowen enjoys village facilities including convenience store, public house, dentist, post office, hairdressers, takeaways, primary school and main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. The A5 trunk road is some one mile distance and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the northwest.

DESCRIPTION

Halls are delighted with instructions to offer Westcroft for sale by private treaty.

Westcroft is a substantial 4/5 Bedroom Detached Family Home boasting ample driveway parking alongside generous gardens which contain a versatile garden office/summerhouse conveniently situated within the village of Gobowen. Internally, the property offers generously proportioned living accommodation situated over two well designed floors which presently comprise on the ground floor: entrance hall, living room, dining room, kitchen/breakfast room, conservatory and ground floor shower room whilst on the first floor that are 4 bedrooms, study/bedroom 5 and family bathroom.

The property enjoys gardens to both the front and rear with the former of these offering a generous brick paved parking area providing ample parking space for a number of vehicles and flanked to one side by an area of lawn whilst to the rear of the property there is large garden ideal for families and currently featuring expensive lawn alongside a paved patio area which is further complimented by a raised decked area which houses a versatile garden office/summerhouse.

The sale of Westcroft does therefore provide the rare opportunity for purchasers to acquire a substantial 4/5 bedroom period family home with the benefit of ample parking, generous gardens and a versatile outbuilding within this convenient village location.

The property is entered via a uPVC door with decorative glazed panels into:

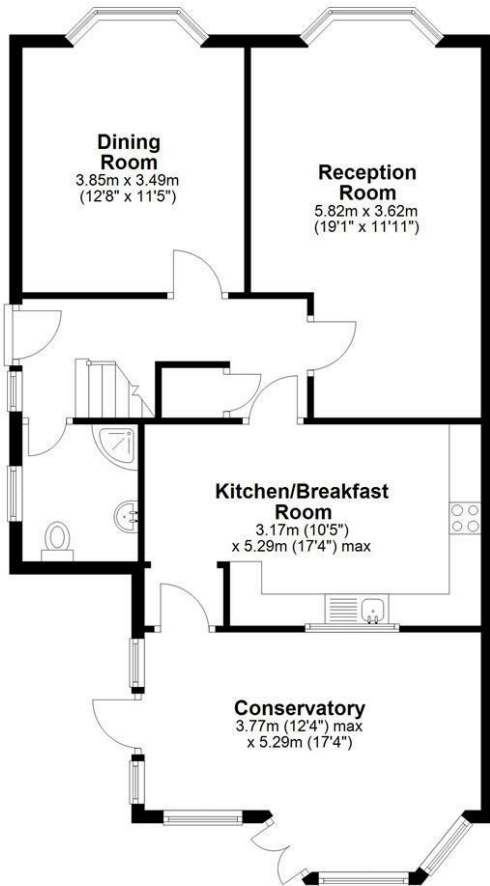
ENTRANCE HALL

With exposed wood flooring, stairs rising to the first floor with useful understairs storage nook alongside a further door leading into an understairs storage cupboard with opaque glazed panel leading out onto side with a further door leading into:



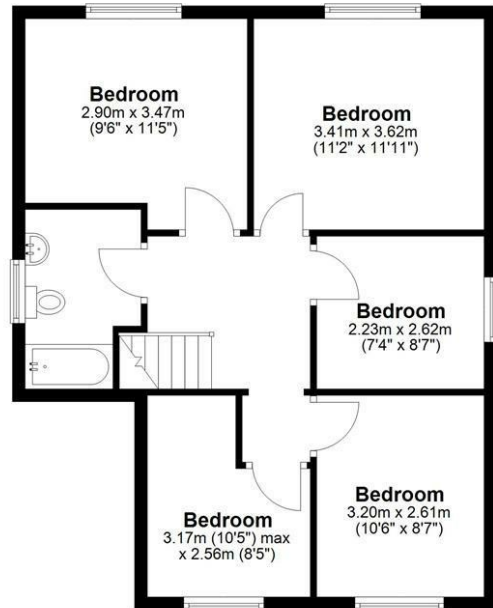
Ground Floor

Approx. 81.7 sq. metres (879.9 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



Total area: approx. 140.8 sq. metres (1515.8 sq. feet)

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.

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



5 Bedroom/s



2 Bath/Shower Room/s



LIVING ROOM

With oak flooring, uPVC bay style window onto front elevation, open fire grate within Westminster stone hearth and surround.

DINING ROOM

With oak flooring, uPVC double glazed bay window onto front elevation, open fire grate set within Westminster stone and hearth (we are advised that the flue requires lining before use).

KITCHEN/BREAKFAST ROOM

With tiled flooring, uPVC double glazed window onto rear facing into the conservatory. A fitted kitchen comprising a selection of base and wall units with roll top work surfaces over, inset 1.5 sink with drainer to one side and hot and cold mixer tap above. Tiled splashbacks, 4 ring gas hob with extractor hood over and eye level Electra oven and grill. Planned space for appliances (these currently include a free standing LG washing machine, free standing Bosch dishwasher and free standing Beko fridge/freezer). Door leading into:

COAT ROOM

Continuation of tiled flooring, wall mounted coat hooks, uPVC door with glazed panel leading into:

CONSERVATORY

With tiled flooring, glazing to two aspects affording views over the garden, double opening part glazed wooden doors leading out to garden, further side access door with glazing, part exposed brickwork walls and low panelling.

GROUND FLOOR SHOWER ROOM

With tiled flooring, uPVC opaque double glazed window to side elevation, fully tiled surround. Fitted bathroom suite comprising low level flush WC, corner shower cubicle with mains fed shower, wash hand basin with hot and cold mixer tap above set within a vanity unit with storage cupboards below.

FIRST FLOOR LANDING

Inspection hatch to loft space, door leading into:

BEDROOM 1

UPVC double glazed window onto front elevation, a selection of integrated wardrobes with partially opaque, part mirrored doors.



BEDROOM 2

UPVC double glazed window onto front elevation.

BEDROOM 3

UPVC double glazed window onto rear elevation.

BEDROOM 4

UPVC double glazed window onto rear elevation.

BEDROOM 5/STUDY

UPVC double glazed window onto side elevation, recessed shelving.

FAMILY BATHROOM

With vinyl flooring, opaque uPVC double glazed window onto side elevation, part tiled walls. Bathroom suite comprising low level flush WC, pedestal wash hand basin with hot and cold taps above and bath with central hot and cold mixer tap above.

OUTSIDE

The property is approached through mid height double opening metal gates onto a block paved driveway allowing space and manoeuvring for a number of vehicles. This is flanked to one side by an expansive lawn and bordered by established hedging and low level floral and herbaceous beds. The brick paved driveway leads through full height double opening timber gates to:

REAR GARDEN

A particular notable feature of the property is the larger than one might anticipate for a property of this style and having been much improved by the current vendors to now offer a substantial area of well maintained lawns alongside an attractive paved patio area situated immediately beyond the conservatory which represents an ideal space for outdoor dining and entertaining with a concrete pad offering scope for further parking and housing a timber garden storage shed with light connected. To the far end of the garden is a substantial raised decked area with built in lighting and to one corner an attractive garden sculpture carved out of the remnants of a former Oak tree which stood on the site and also housing a further timber garden storage shed with light connected.

Unusually the garden also contains a:



SUMMERHOUSE/GARDEN OFFICE

15'7" x 15'7" (4.75 x 4.75)

With solid oak flooring, wood panelling on all sides, electric heating, glazing onto two aspects with the summerhouse being entered via double opening partially glazed wooden door with power and light connected. A particularly versatile structure which could served as a home office, gym, treatment room etc or a variety of onward usages (STPP).

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

The property is currently set in Council Tx Band E - Shropshire Council.

VIEWINGS

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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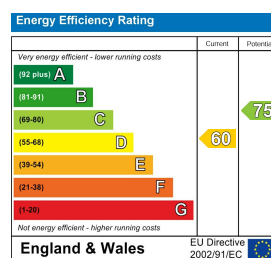
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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