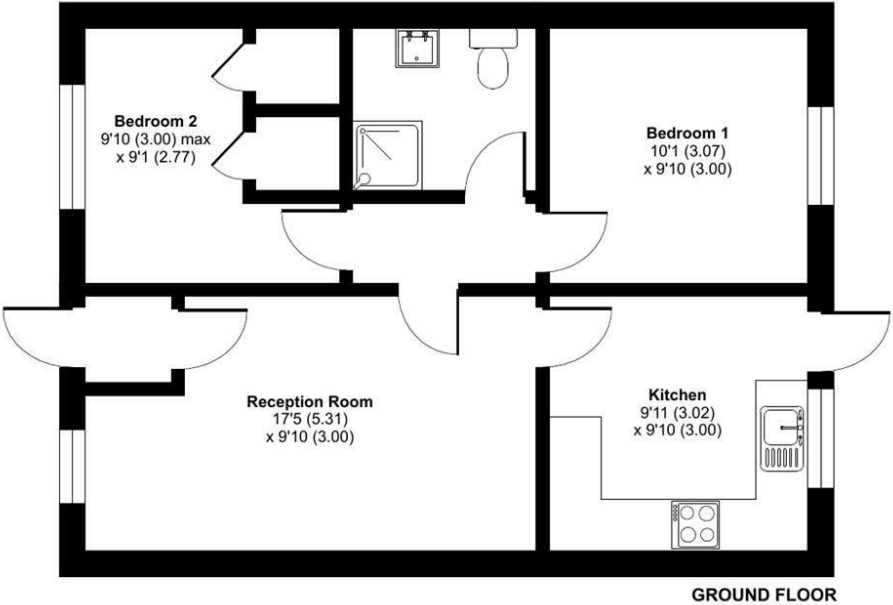


FOR SALE

9 The Cross, Gobowen, Oswestry, SY11 3JR



Approximate Area = 559 sq ft / 52 sq m  
For identification only - Not to scale

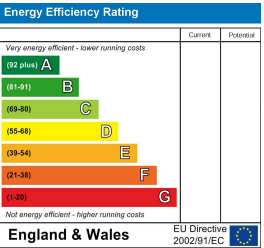


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1280910

**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



Halls 1845

01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
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Halls 1845

Halls 1845  
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01691 670 320

FOR SALE

Offers in the region of £150,000

9 The Cross, Gobowen, Oswestry, SY11 3JR

A centrally located 2 Bedroom Mid-Terrace Bungalow conveniently located for Gobowen Railway Station and walking distance to local village amenities. The property benefits from gas fired central heating, double glazing, parking and gardens.



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1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Two Bedroom Mid-Terrace Bungalow
- Central Village Location
- Walking Distance to Amenities
- Lovely Rear Garden
- Off-Road Parking
- Gas Central Heating & Double Glazing

DIRECTIONS

From Oswestry upon entering the village of Gobowen proceed over the railway line and take the next turning right where the entrance to the cul-de-sac will be located immediately on the left hand side.

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

A modern mid-terrace bungalow situated within easy walking distance of all local village amenities. The bungalow offers well maintained accommodation with modern fitments to the kitchen and bathroom as well as gas central heating, double glazing and off-road parking.

ENTRANCE

A uPVC part double glazed entrance door leads into:-

ENTRANCE HALL

Internal door to:

LOUNGE

Front aspect double glazed window, feature fireplace with coal effect gas fire.

KITCHEN

Fitted with a range of fitted base and eye level units with worktops over and tiled surround. Stainless steel sink, freestanding cooker with extractor hood over, wall mounted gas fired boiler, tiled floor, central heating control, rear aspect window, door to outside.

INNER HALL

Leading to:

BEDROOM 1

Fitted wardrobes with recess for bed, rear aspect window.

BEDROOM 2

Front aspect window

SHOWER ROOM

Being full tiled and comprising walk-in shower cubicle, pedestal wash hand basin and low level flush WC. Shaver point.

GARDENS

To the front of the property there is parking provision and an open plan lawned area of garden. To the rear there is a further lawned garden with a variety of trees and shrubs inset with timber garden shed and timber pedestrian gate.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid and cooker are included. Only those items described in these particular 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 have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band B - Shropshire Council.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP.