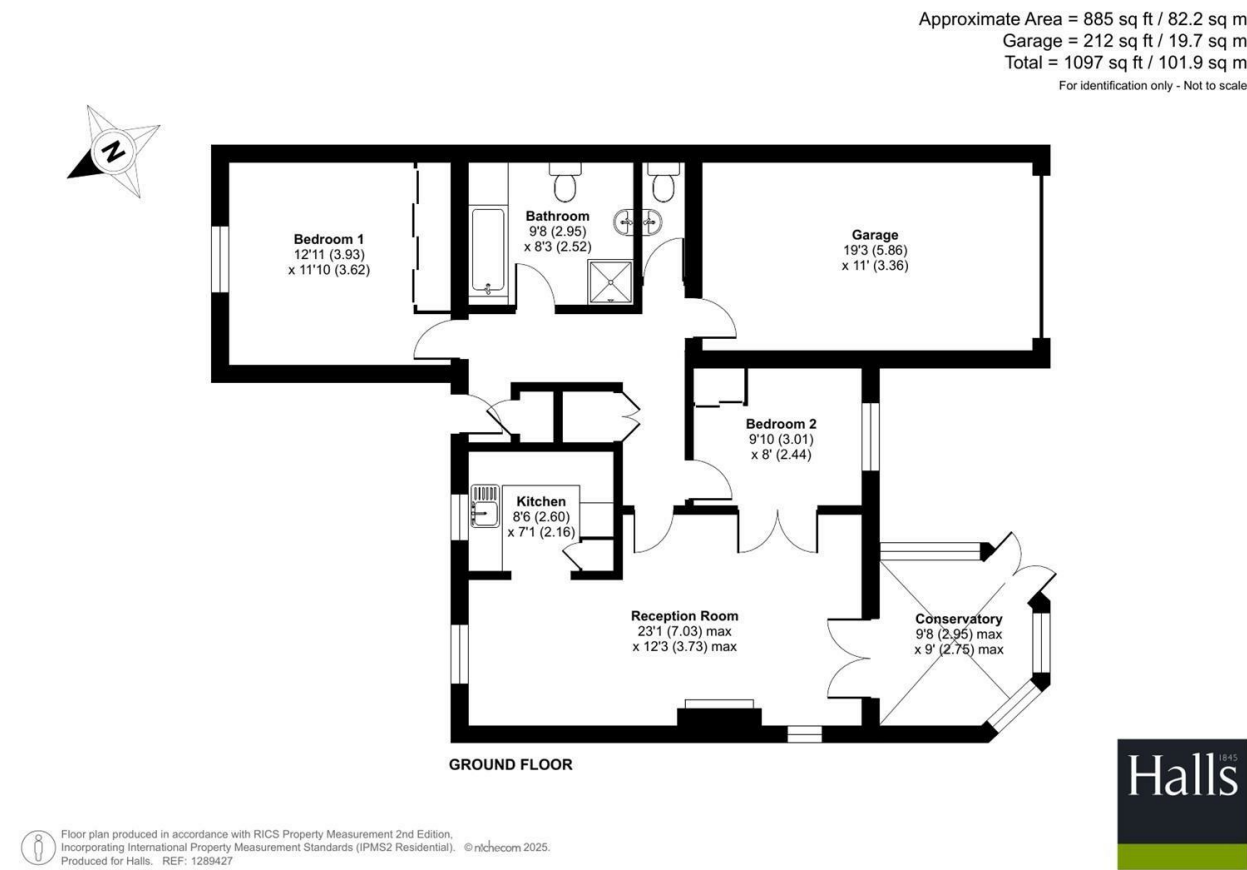


FOR SALE

22 Meadowbrook Court Twmpath Lane, Gobowen, Oswestry, SY10 7HD



FOR SALE

Offers in the region of £125,000

22 Meadowbrook Court Twmpath Lane, Gobowen, Oswestry, 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.



01691 670 320

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



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2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Energy Performance Rating



- 2 Bedroom Retirement Bungalow
- Immaculately Presented Throughout
- Purpose Built Retirement Complex
- Communal Lounge and Gardens
- Off-Road Parking & Garage
- Care Facilities if Required

DESCRIPTION
Halls are delighted with instructions to offer 22 Meadowbrook Court in Gobowen. This is an appealing and spaciouly proportioned retirement bungalow, forming part of a complex on a purpose-built development.

SITUATION
Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the villages day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

W3W
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SCHOOLING
The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

DIRECTIONS
Proceed out of Oswestry Town Centre on Gobowen Road. At the roundabout on the bypass take the third exit signposted for the Orthopaedic Hospital. Proceed past the hospital and take a left turn sign posted Meadowbrook Care Centre. Proceed around the left hand side of the bungalow development and at the community centre follow the bend around to the left and the property will be found in the small cul-de-sac area.

THE PROPERTY
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 could be used as a 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.

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

THE ACCOMMODATION COMPRISES:
Ground floor - Entrance Porch, Reception Hall, Cloakroom, Lounge, Dining Area, Conservatory, 2 Bedrooms, Bathroom. Electric Heating System, Garage, Parking, Walled Patio Garden within communal landscaped gardens.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these have been tested.

LOCAL AUTHORITY
We understand the property falls within the jurisdiction of Shropshire Council.

COUNCIL TAX
We understand that the Council Tax Band is Band B.

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

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.

