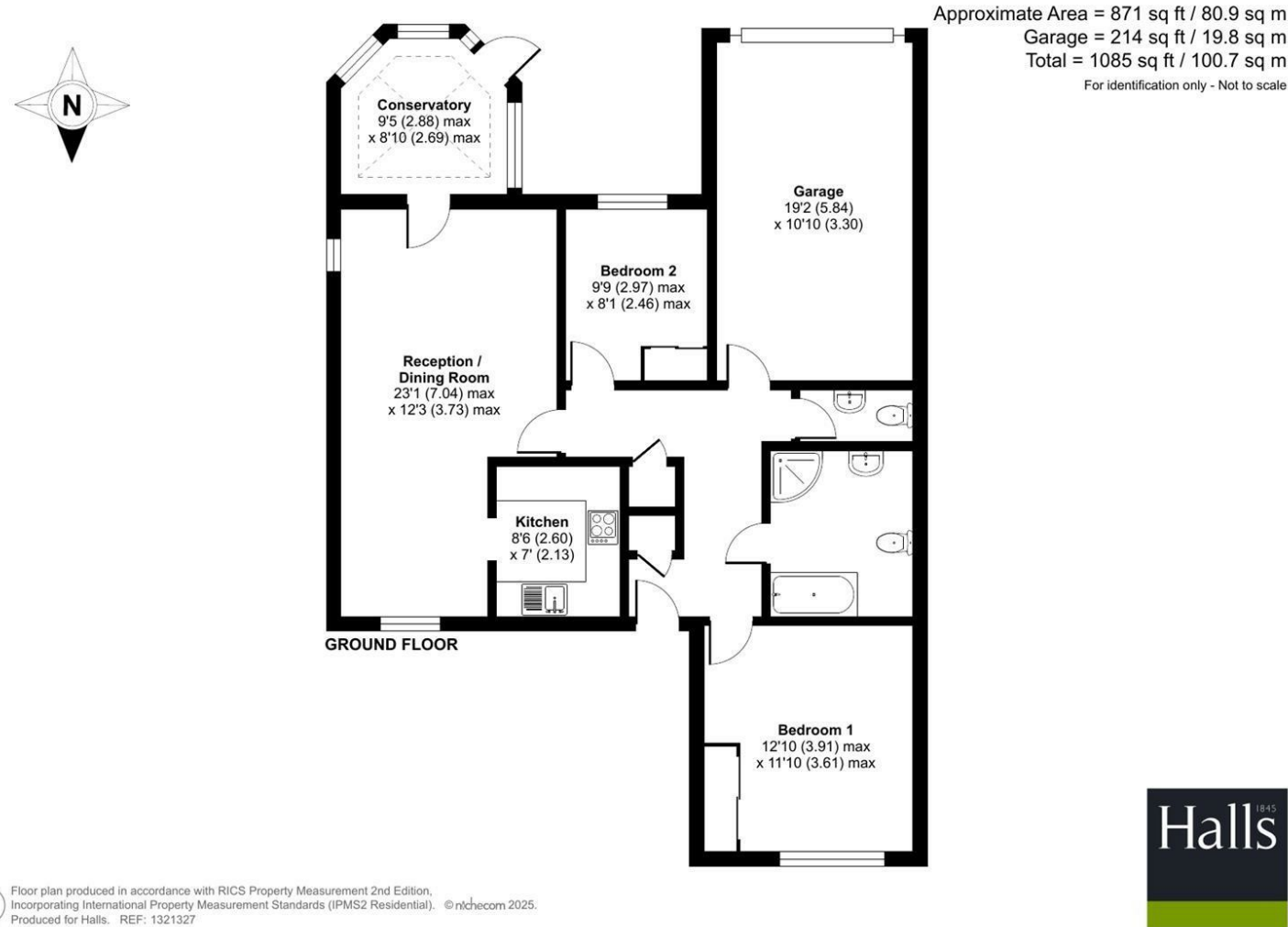


FOR SALE

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



FOR SALE

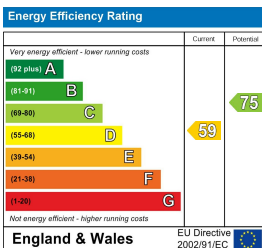
Offers in the region of £125,000

47 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.

Energy Performance Rating



A 2 Bedroom Retirement Bungalow for 65+, situated on a purpose-built development offering care facilities if required. The layout of the accommodation is deceptively spacious and offers a degree of versatility. A private garage, communal gardens, and a peaceful Gobowen location offer a relaxed lifestyle in a welcoming, well-maintained setting.



01691 670320

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



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2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- 2 Bedroom Retirement Bungalow for 65+
- 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 Apartment 47, a well-designed two-bedroom bungalow for people over 65+, offering an ideal balance of independence and support, situated within the popular Meadowbrook Court development.

THE PROPERTY

The property is thoughtfully arranged to provide comfortable and practical accommodation, including a spacious lounge/dining room with a feature fireplace and access to the rear conservatory. The conservatory enjoys a pleasant outlook over the private patio garden, creating a peaceful spot to relax.

The fitted kitchen is positioned just off the reception area, providing an open flow ideal for day-to-day living. There are two bedrooms, one of which could alternatively serve as a formal dining room if required. A well-appointed bathroom and a separate cloakroom/WC add to the practicality.

The entire property benefits from newly installed double-glazed windows, enhancing energy efficiency, comfort, and noise insulation throughout.

OUTSIDE

Externally, the rear garden is attractively paved for ease of maintenance and features raised beds and a walled surround for privacy. A rear gate provides access to the parking area, where a generously sized garage offers further convenience. Residents also benefit from the beautifully kept communal gardens, which are maintained by the Court's gardener and available for all to enjoy.

The property is well suited to those seeking independent living with peace of mind, with optional care facilities available on-site if required.

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.

W3W

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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.

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.

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 1992 subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. The property is also subject to a monthly service charge of £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.

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.