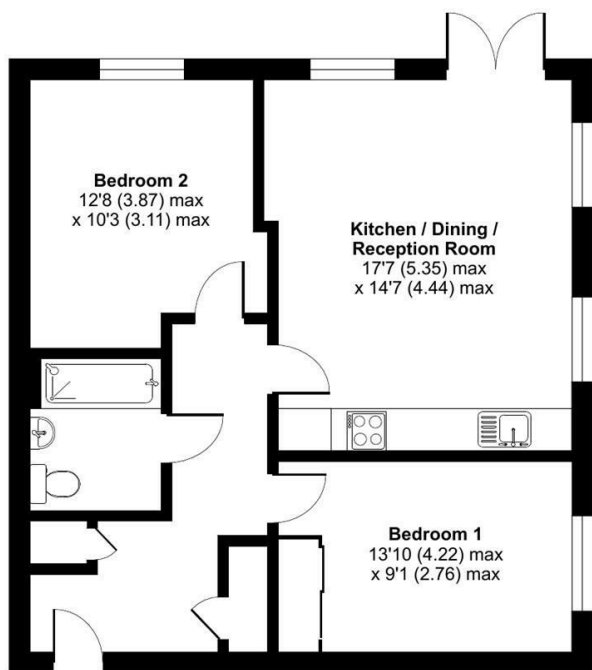


FOR SALE

11 Lovett Place, Gobowen, Oswestry, SY11 3QS



GROUND FLOOR

Approximate Area = 688 sq ft / 63.9 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). © richcom 2025. Produced for Halls. REF: 1341198



FOR SALE

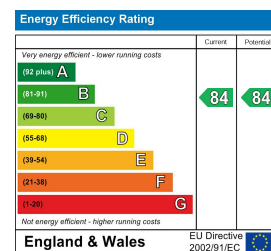
Offers in the region of £135,000

11 Lovett Place, Gobowen, Oswestry, SY11 3QS

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 high-specification two-bedroom ground floor apartment, formerly the show home, offering spacious open-plan living, private patio, and two parking spaces — all within easy reach of Gobowen's amenities and rail connections.



01691 670320

Oswestry Sales

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 670320



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Modern two-bedroom ground floor apartment
- Former show home with high-quality finishes
- Open-plan lounge/kitchen
- Two double bedrooms
- Two allocated parking spaces
- Communal gardens & private patio

DESCRIPTION

Halls are delighted with instructions to offer this modern two-bedroom ground floor apartment in Gobowen, built in 2021 and finished to a high specification throughout.

The hallway offers practical storage solutions, including a built-in cupboard with space for appliances and plumbing for a washing machine, along with an additional fitted storage unit. The heart of the home is the spacious open-plan lounge/kitchen, flooded with natural light from multiple windows and French doors which open onto a private patio area. The kitchen is well-appointed with a range of units, integrated appliances, and quality finishes. There are two double bedrooms, with the principal bedroom benefitting from a fitted wardrobe. The modern bathroom features a panelled bath with mains shower over, contemporary fittings, and part-tiled walls.

Outside, the property enjoys a communal garden area, private patio, and two allocated parking spaces. Located in a peaceful residential setting within Gobowen, it offers excellent access to local amenities and transport links, including Gobowen Railway Station.

W3W

///bowhead.appendix.slept

DIRECTIONS

From Oswestry, take the Gobowen Road out of the town. At the roundabout, take the second exit towards Gobowen. Continue towards the village and at the mini roundabout take the first exit onto Wats Meadow. Follow the road onto Henry Robertson Way and continue to the bottom. Turn right into Lovett Place, where the apartment block will be found on the left-hand side. Follow the road around to the rear where the entrance can be found.

SITUATION

The property is positioned in the popular village of Gobowen, which enjoys a respectable range of day-to-day amenities, including Schools, Public House, Convenience Store, and a range of independent shops, alongside excellent transport links provided by the villages' train station and the nearby A5 trunk road. Gobowen is well-known for its railway station, providing direct services to Wrexham, Chester, and Shrewsbury, making it ideal for commuters. The property retains a convenient proximity to the nearby town of Oswestry.

SCHOOLING

The property is conveniently positioned for a number of well-regarded state and private schools, including Gobowen Primary, Derwen College, St.Martins School, Weston Rhyn Primary, Selattyn C of E Primary, Lakelands Academy, Moreton Hall, Oswestry School, and Ellesmere College.

SERVICES

The property is understood to be connected to mains water, electricity, and drainage, with gas-fired central heating installed. Fibre broadband is also available in the area.

TENURE

Leasehold – 199 years from 2022. The current owners pay approximately £128 per month for maintenance and ground rent. Purchasers are advised to verify this information with their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band A.

VIEWINGS

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

