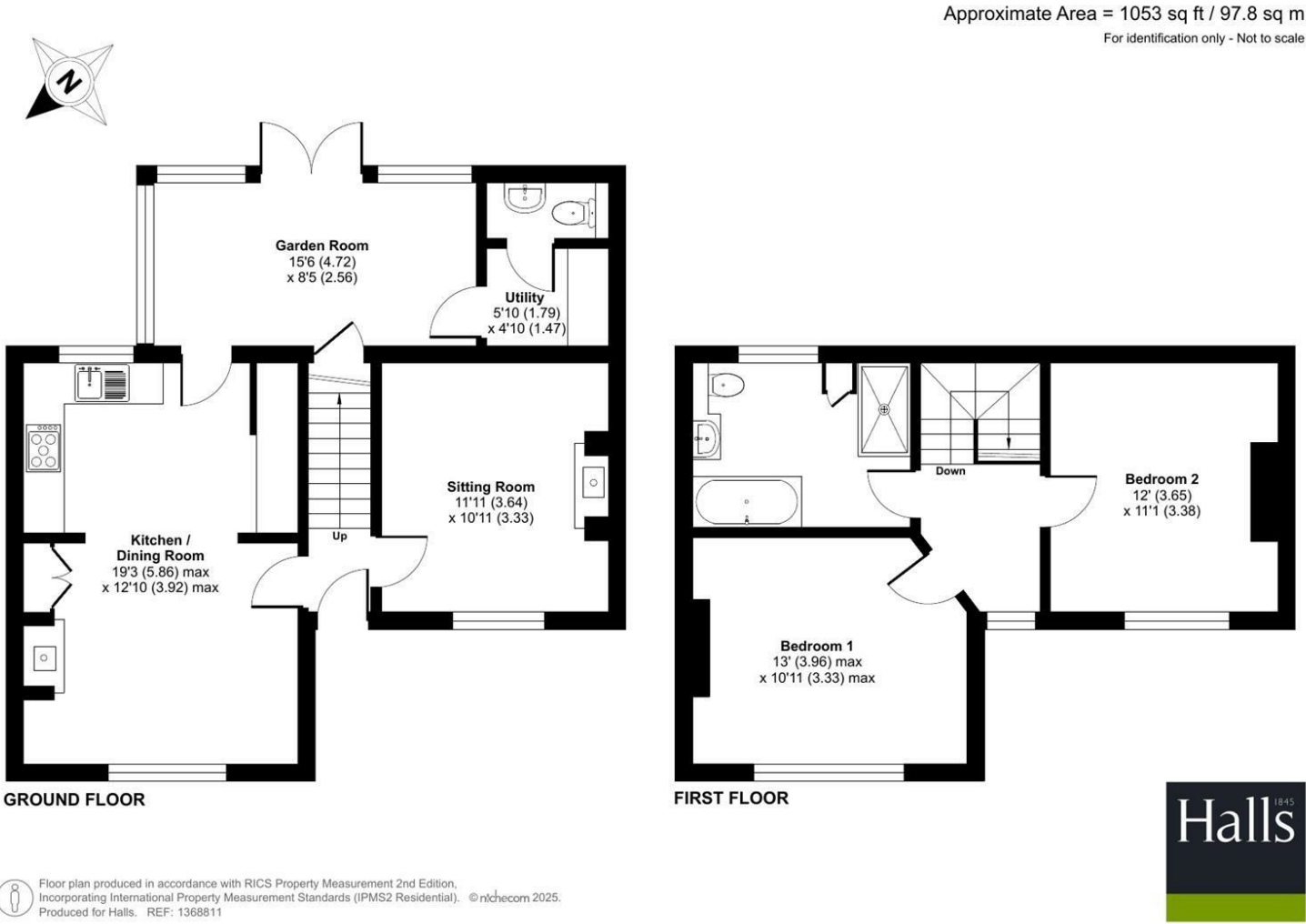


FOR SALE

Ash Villas, 1 Old Chirk Road, Gobowen, Oswestry, SY11 3LP



FOR SALE

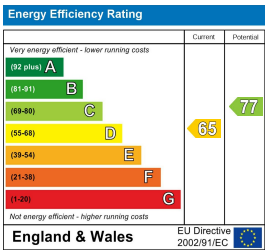
Offers in the region of £240,000

Ash Villas, 1 Old Chirk Road, Gobowen, Oswestry, SY11 3LP

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 charming and deceptively spacious two-bedroom semi-detached period home, beautifully combining character features with modern comforts, situated within easy reach of Gobowen's village amenities and railway station.



01691 670320

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

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 670320



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- Charming Victorian semi-detached home combining period character with modern style
- Spacious kitchen/dining room with exposed brickwork and log burner
- Private gravelled driveway with ample off-road parking
- Bright garden room opening directly onto the rear garden
- Two generous double bedrooms and a luxurious family bathroom
- Lawned garden with patio, ideal for outdoor dining

DESCRIPTION

This attractive Victorian home offers well-balanced and tastefully presented accommodation extending to around 1,050 sq. ft. The ground floor features a welcoming hallway leading to a comfortable sitting room and a superb kitchen/dining area with exposed brickwork, wooden flooring, and a feature log burner set within a rustic fireplace. To the rear, a light-filled garden room enjoys direct access to the garden, complemented by a practical utility and WC.

Upstairs, there are two double bedrooms and a generous bathroom with both bath and separate shower.

Externally, the property benefits from gravelled parking to the front and an enclosed rear garden laid mainly to lawn with a patio terrace – ideal for outdoor entertaining and family life.

OUTSIDE

The property is approached from Old Chirk Road onto a gravelled driveway providing ample off-road parking. A side access leads to the rear garden, which enjoys a good degree of privacy and offers excellent scope for further landscaping or cultivation.

The garden is predominantly laid to lawn, enclosed by timber fencing and mature hedging, with a paved patio area directly adjoining the house – perfect for outdoor dining and relaxation. There is also a useful garden shed providing storage for tools and equipment, with plenty of space to create a vegetable patch or seating terrace if desired.

Overall, the outside space provides an ideal blank canvas for purchasers to personalise and enjoy.

DIRECTIONS

From the Halls Oswestry office, proceed north on the A483 towards Wrexham. At the Gledrid roundabout, take the second exit signposted for Gobowen. Continue along this road and upon entering the village, proceed through the centre past the railway station. Turn left onto Old Chirk Road, where 1 Ash Villas will be found on the right-hand side, identified by a Halls for Sale board.

SITUATION

1 Ash Villas is conveniently located on Old Chirk Road, within walking distance of Gobowen village centre which offers a range of everyday amenities including shops, primary school, medical centre, and mainline railway station with direct services to Shrewsbury, Chester, and beyond. The nearby market town of Oswestry provides a broader range of facilities, restaurants, and leisure amenities, with easy road access to Wrexham, Shrewsbury, and the A5/M54 motorway network.

SCHOOLING

Gobowen offers a well-regarded primary school within walking distance of the property, while a wider choice of secondary education can be found nearby in Oswestry, including The Marches School and Moreton Hall Independent School. The area is also served by several excellent preparatory and independent schools such as Ellesmere College, Packwood Haugh, and Oswestry School, all within a short drive.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. Heating is provided by a gas-fired central heating system.

TENURE

We understand the property is freehold and will be sold with vacant possession upon completion.

W3W

What3Words:///transfers.riders.intrigued

LOCAL AUTHORITY

Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND
Tel: 0345 678 9000
Website: www.shropshire.gov.uk

COUNCIL TAX

We understand the property is in Council Tax Band B under Shropshire Council.

VIEWINGS

By appointment only through the sole selling agents – Halls, Oswestry Office
Tel: 01691 670 320
Email: oswestry@halls.gb.com
Website: www.halls.gb.com

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.