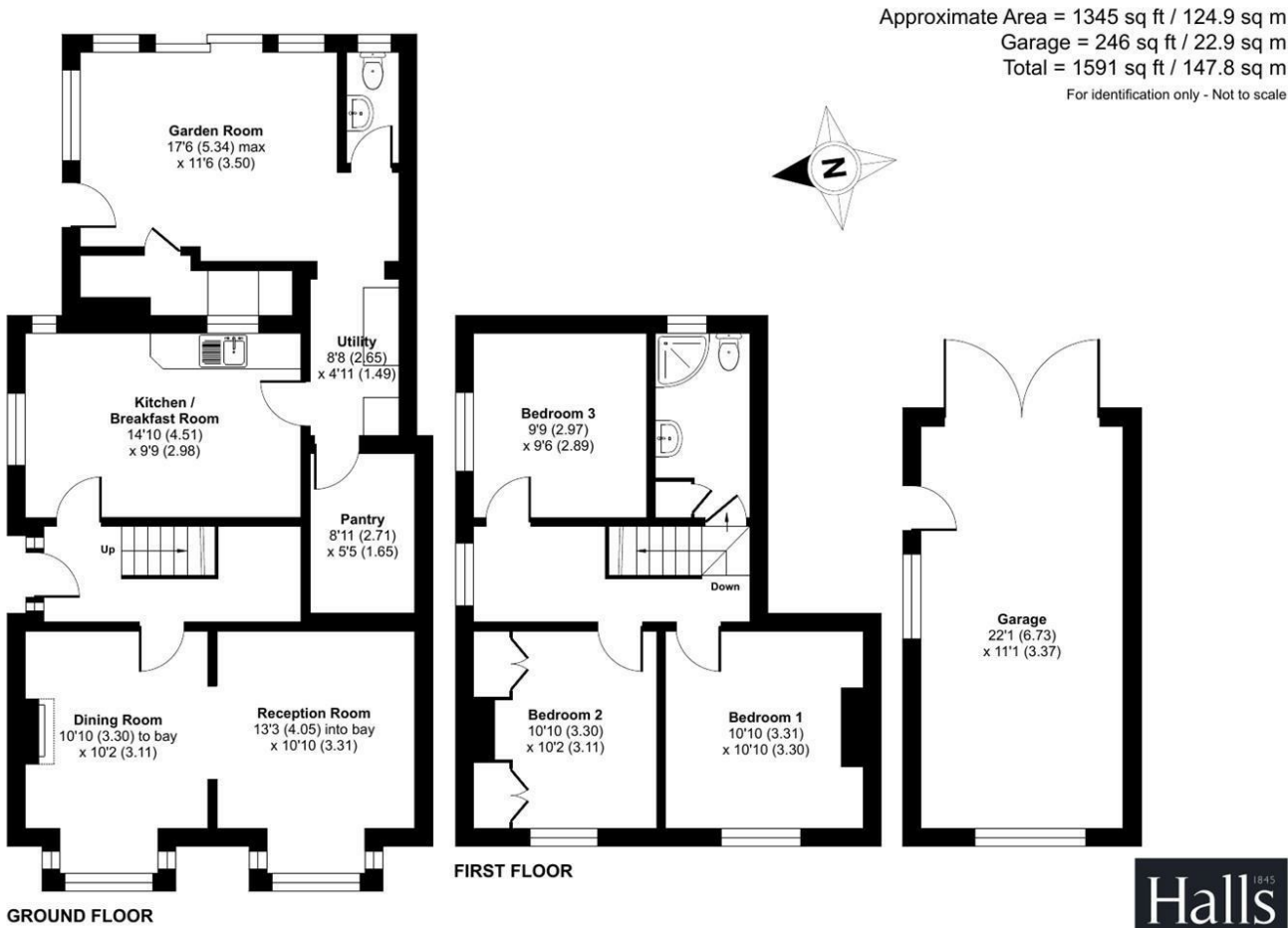


FOR SALE

The Laurels, Chirk Road, Gobowen, Oswestry, SY11 3LB



FOR SALE

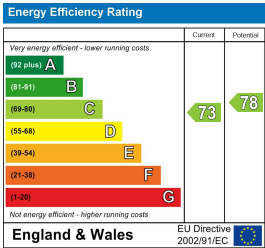
Offers in the region of £245,000

The Laurels, Chirk Road, Gobowen, Oswestry, SY11 3LB

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



Offered to the market with no onward chain is this attractive double-fronted detached period home offering well-proportioned accommodation with excellent scope for modernisation and refurbishment. The property benefits from driveway parking, a garage, and pleasant patio and garden areas, all set within a popular village location close to a range of local amenities.



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

01691 670320

Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious Period Detached House
- Refurbishment Opportunity
- No Onward Chain
- Driveway Parking & Garage
- Front & Rear Gardens with Patio
- Popular Locality/Village Amenities

DESCRIPTION

A spacious three-bedroom detached period home occupying a good-sized plot, situated in the popular and well-served village of Gobowen. The Laurels offers excellent potential for modernisation and refurbishment, providing an exciting opportunity to create a superb family home of character.

The property retains attractive original features and offers generous accommodation throughout. The ground floor includes two bright reception rooms with bay windows, a well-proportioned kitchen/breakfast room, a useful pantry and utility area, together with a garden room and cloakroom.

Externally, the property benefits from a driveway to the side leading to a detached single garage, with the rear garden being of good proportions and offering ample potential for landscaping and outdoor entertaining.

To the first floor are three double bedrooms and a family bathroom.

Gobowen provides an excellent range of local amenities including shops, primary school, medical centre and a mainline railway station, whilst the nearby market town of Oswestry offers a wider selection of facilities, schools and leisure amenities.

OUTSIDE

The property is approached over a tarmac driveway providing off-road parking and access to the detached single garage located at the rear.

The gardens are of a good size, with a walled frontage and a generous enclosed rear garden offering excellent potential for landscaping and improvement. The space provides a blank canvas for those looking to create an attractive outdoor area, with ample room for seating, planting, and family use.

DIRECTIONS

From Oswestry take the B5069 Gobowen road and on reaching the A5 roundabout take the second exit again on to the B5069 road. Follow this all the way through to Gobowen, over the railway line and then at the roundabout take the first exit on to the B5009 Chirk road. Follow this for at least 200 metres and the property will be seen on the left hand side.

SITUATION

The Laurels is conveniently located within the popular and well-served village of Gobowen, which offers a range of everyday amenities including shops, post office, public house, medical centre, dental surgery and primary school. The village also benefits from a mainline railway station providing direct services to Shrewsbury, Chester and Birmingham, making it ideal for commuters.

The nearby market town of Oswestry (approximately 3 miles) offers a wider range of shopping, leisure and educational facilities, whilst the larger centres of Shrewsbury, Wrexham and Chester are all within easy reach, providing further amenities and excellent transport links to the wider region.

The surrounding countryside offers an abundance of scenic walks and outdoor pursuits, with access to the Llangollen Canal and a network of local footpaths and bridleways nearby.

SERVICES

We understand that the property is connected to mains water, electricity, gas and drainage.

None of the services, appliances or installations have been tested by Halls.

W3W

What3Words:///scratches.pyramid.stumble

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

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

LOCAL AUTHORITY

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

SCHOOLING

The property is well placed for access to a range of both primary and secondary education. Gobowen Primary School is within easy walking distance, while the nearby town of Oswestry offers several highly regarded options including The Marches School and Oswestry School, an independent day and boarding school.

Further afield, Moreton Hall School and Ellesmere College are also within convenient reach, providing excellent independent education for all ages.

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.