



BOWEN

PROPERTY SINCE 1862

Auction Guide Price £80,000 to £100,000

Vyrnwy, 4 Station Cottages, Gobowen,
Oswestry, Shropshire, SY11 3JS

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

For sale by Public Auction at 2.00 pm on 11th December 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

Bowen are pleased with instructions to offer this spacious and centrally located two bedroom end of terrace property in the popular village of Gobowen. The property is well presented and would make an ideal investment property or downsizing move. The property is warmed by gas fired central heating, is fully double glazed and also includes a private rear garden. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

Accommodation

A part glazed door at the front of the property leads into:

Hall: Radiator, wood flooring, staircase to first floor landing and doors off to:

Dining Room: 10' 3" x 10' 2" (3.13m x 3.11m)
Feature fireplace, wood flooring and radiator.

Living Room: 13' 9" x 13' 9" (4.20m x 4.19m) max
Radiator, feature fireplace and door to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen: 16' 10" x 6' 9" (5.13m x 2.07m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, 4 burner gas hob and extractor hood over. Space/plumbing for fridge, freezer and washing machine. Fitted breakfast bar, radiator, vinyl flooring, part tiled walls and part glazed uPVC door to rear garden.

Stairs to first floor and landing: With access to loft space and doors off to:

Bedroom 1: 13' 7" x 10' 10" (4.13m x 3.31m) max Radiator and cupboard housing 'Worcester' gas fired boiler.

Bedroom 2: 8' 4" x 6' 11" (2.53m x 2.10m) max Radiator.

Bathroom: 10' 5" x 5' 3" (3.17m x 1.59m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Radiator, vinyl flooring and part tiled walls.





Outside: To the rear of the property is a private paved yard bordered by red brick walls and including a pedestrian access gate. There is also a useful external store room and the yard itself faces in a south-easterly direction, so benefits from good levels of natural sunlight.

EPC Rating: EPC Rating - Band 'D' (57).

Council Tax Band: Tax Band 'A'

Local Authority: Shropshire County Council.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property has mains electricity, gas, water and drainage connections.

Solicitor: Ms Kellie Lewis, GHP Legal Solicitors, 21 The Cross, Oswestry, Shropshire, SY11 1PN. 01691 659194

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT.

Directions: From Oswestry town centre proceed down Gobowen Road arriving at the large roundabout on the A5/A483. Take the second exit signposted Gobowen and proceed to the mini roundabout. Go straight over the mini roundabout and into the village, where the property will be found on the right hand side, as identified by the agent's For Sale board.

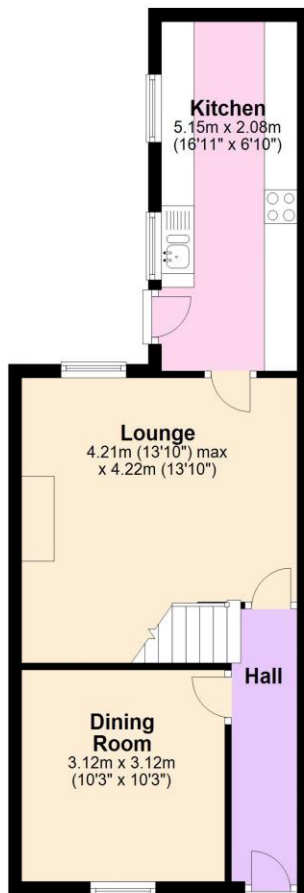
Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



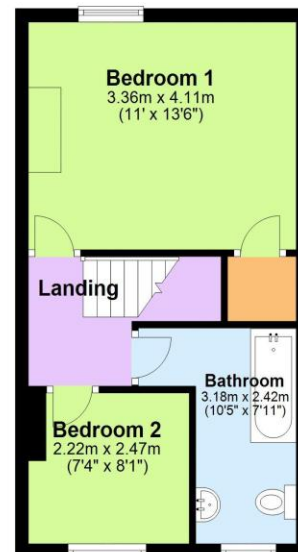
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

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