



Roger
Parry
& Partners

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



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Offers In The Region Of £124,995

Suitable for those age 55 and over, a well presented and modernised two bedroom bungalow situated on a purpose built development offering care facilities if required. In brief the accommodation affords entrance hall with built in storage cupboard, living/dining room, kitchen, conservatory, two bedrooms, bathroom and cloakroom. Externally there is a garage, driveway and enclosed courtyard garden.



LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

The nearby village of Gobowen enjoys village facilities including convenience store, post office, public house, primary school, main line railway, there is a good public bus service to Oswestry, all of which go to serve the villages day to day needs.

PORCH

With light point, timber and glazed door leading through to:

ENTRANCE HALL

With emergency call system to main office, radiator, cloaks cupboard, airing cupboard housing pressurised hot water tank and linen shelving, entrance hatch to the attic area, internal door into Garage.

CLOAKROOM

Providing a low flush WC, heat exchange vent.

LIVING/DINING ROOM

23'3" x 12'1" (7.09 x 3.68)

Light and airy room, wall mounted TV point, heat exchange vents, radiator, door leading through to the Conservatory.

Dining area with double glazed windows to the front elevation, radiator, heat exchange vent, archway into:

KITCHEN

8'6" x 7'3" (2.59 x 2.21)

Newly Fitted kitchen comprising a comprehensive range of fitted pull out base units with granite worktops over and tiling up to ceiling providing cupboard and drawer space, composite bowl sink unit with grooved drainer to the side, integral fridge, built-in oven, four ring electric hob with extractor hood over, double glazed window to the front elevation, heat exchange vent

CONSERVATORY

9'6" x 8'9" (2.9 x 2.67)

With double glazed elevations and of timber construction on a brick base with a triple glazed polycarbonate roof, ceiling fan, doors leading out to Private Courtyard.

BEDROOM ONE

12'9" x 11'9" (3.89 x 3.58)

With double glazed window to the front elevation, heat exchange vent, telephone point, built in wardrobe, with mirror, hanging and shelves.

BEDROOM TWO

9'10" x 8'2" (3 x 2.49)

With double glazed window to the rear elevation overlooking into Courtyard, heat exchange vent.

BATHROOM

Four piece suite comprising low flush WC, pedestal wash hand basin, walk-in shower area with power shower, panelled bath with electrically operated bath chair, heat exchange vent, heated towel rail.

GARAGE

19'4" x 10'9" (5.89 x 3.28)

With internal door from the Reception Hall. With electrically operated door to the rear elevation, power and light points. Newly installed work surfaces with sink and drainer, and void for appliances. Tiled splash back.

GARDEN

The garden is situated to the rear of the property which is paved for ease of maintenance enjoying raised borders. The garden has walls for privacy with gate leading to the Parking Area and outdoor lighting.

DRIVEWAY

Located to the rear of the Garage.

COMMUNAL GARDENS

Communal Gardens - There are communal gardens on the complex which can be enjoyed by all. These gardens are maintained by the Court's gardener.

Community Room - The community room is situated centrally on the site and offers: Reading Area, Conservatory, Overnight Accommodation for Visitors and weekly social events.

Tenure - Leasehold for an original term of 100 years from 1st April 1999 subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. Also subject to a monthly service charge of around £520.00 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. Correct as of 2023. Purchaser should see clarity by a legal advisor on this.

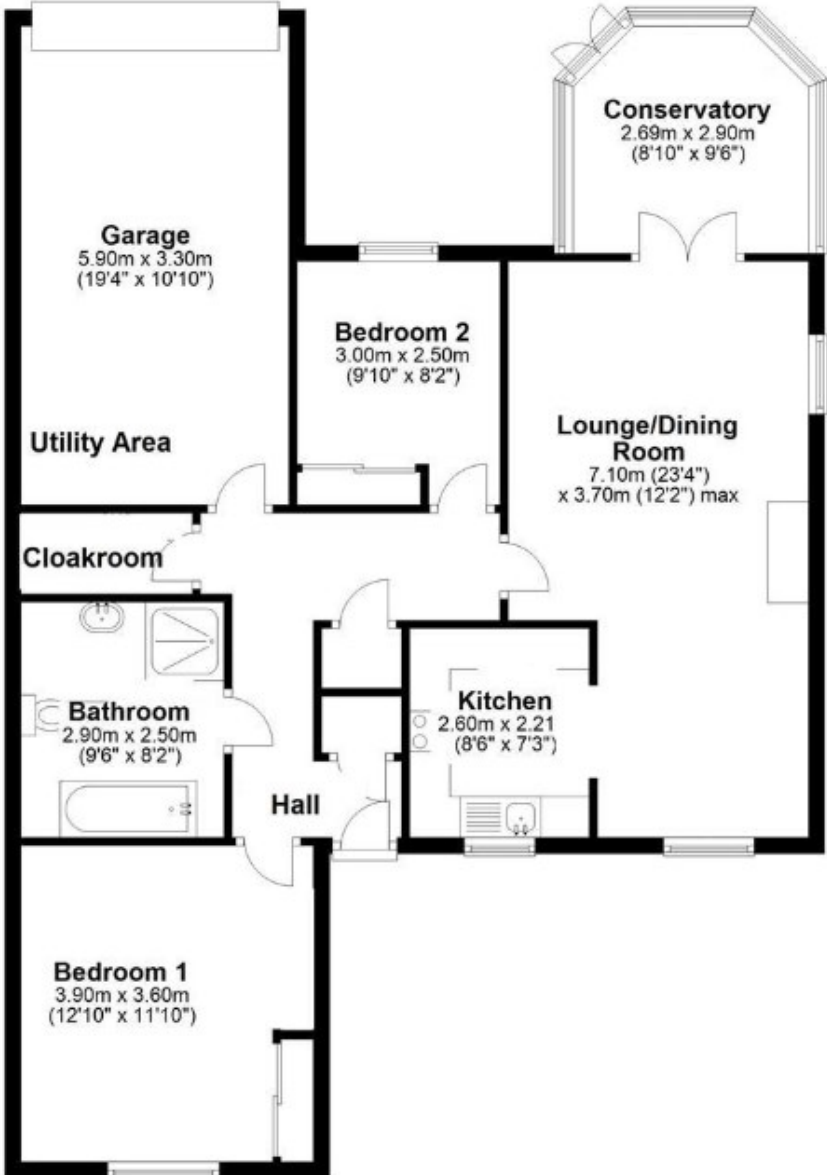
Local Authority: Shropshire

Council Tax Band: B

EPC Rating: F

Tenure: Leasehold

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Take the road out of Oswestry towards Gobowen and the Orthopaedic Hospital, at the roundabout, take the turning for the 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 behind the care centre.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.