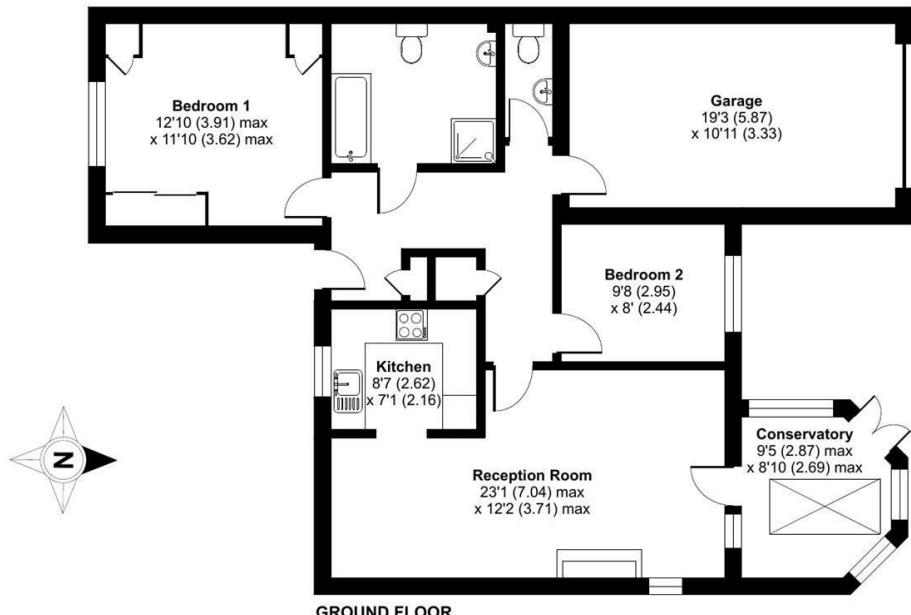


FOR SALE

54 Meadowbrook Court, Gobowen, Oswestry, SY10 7HD

Halls¹⁸⁴⁵

Approximate Area = 883 sq ft / 82 sq m
Garage = 208 sq ft / 19.3 sq m
Total = 1091 sq ft / 101.3 sq m
For identification only - Not to scale



Halls¹⁸⁴⁵

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls, REF: 1331769



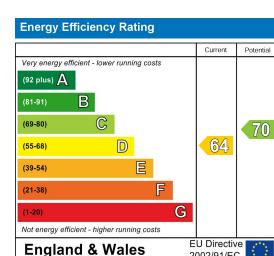
FOR SALE

Offers in the region of £105,000

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 well-kept two-bedroom semi-detached bungalow in a popular retirement development for the over 65s. Tucked away in a quiet cul-de-sac, the property offers easy, low-maintenance living with a fitted kitchen, spacious reception room, bright conservatory, two bedrooms, and bathroom. Outside, there's a private rear garden, driveway parking, and a generous attached garage.

Halls¹⁸⁴⁵

01691 670320

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



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01691 670320



- **2 Bedroom Retirement Bungalow for 65+**
- **Immaculately Presented Throughout**
- **Purpose Built Retirement Complex**
- **Communal Lounge and Gardens**
- **Off-Road Parking & Garage**
- **Care Facilities if Required**

DESCRIPTION

Halls are delighted with instructions to offer 54 Meadowbrook Court in Gobowen.

This is an appealing and generously proportioned retirement bungalow, forming part of a thoughtfully designed development exclusively for residents aged 65 and over.

THE PROPERTY

Step into a central hallway with access to all rooms. To the left is the principal bedroom, a spacious double with built-in wardrobes, fitted carpet and a large window overlooking the front. Continuing ahead, you'll find the main bathroom fitted with a bath, walk-in shower, chrome towel rail, pedestal basin and low level WC.

Adjacent to the bathroom is a separate cloakroom—providing a convenient SECOND WC ideal for guests.

To the right of the hall is the second bedroom, perfect as a guest room, home office or study.

The generous reception room spans the rear of the property, offering plenty of space for both dining and relaxing, with a door opening into the bright conservatory that overlooks the garden. The kitchen is neatly arranged with fitted units and leads into a useful dining recess or breakfast area.

A side door provides access to the integral garage, offering excellent storage or future conversion potential.

The property benefits from a modern heating setup, incorporating both UNDERFLOOR HEATING and AN AIR VENT SYSTEM, providing comfortable and efficient warmth throughout.

DIRECTIONS

Proceed out of Oswestry Town Centre on Gobowen Road. At the roundabout on the bypass take the third exit signposted for the Orthopaedic 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 and at the community centre follow the bend around to the left and the property will be found in the small cul-de-sac area.

W3W

///barbarian.glitz.screamed

SITUATION

Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the villages day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

SCHOOLING

The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these have been tested.



1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s