



1 HEATHER BANK

GOBOWEN | OSWESTRY | SY11 3PT



A spacious three-bedroom detached bungalow benefitting from ample driveway parking, a detached garage, and generous rear gardens, enviably situated on the edge of the north Shropshire village of Gobowen.

Offers in the region of £249,950



- Detached Bungalow
- Generous Internal Accommodation
- Driveway and Garage
- Large Rear Gardens
- Edge of Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 1 Heather Bank in Gobowen for sale by private treaty.

1 Heather Bank is a substantial and well-situated detached three-bedroom bungalow boasting ample driveway parking, garage, and generous gardens, enviably located on the edge of a popular development within Gobowen.

Internally, the bungalow comprises an entrance hall, a spacious living/dining room, a separate kitchen, an inner hall, three bedrooms and a bathroom.

The bungalow is complemented by delightful gardens, where established planting and colourful borders frame areas of lawn, whilst a sheltered terrace provides an inviting setting for outdoor dining. A greenhouse and garden shed add to its practical appeal, alongside ample driveway parking and a detached single garage.



SITUATION

The property occupies a convenient position on the outskirts of the popular village of Gobowen, which boasts a thriving centre playing host to a range of businesses, including Public Houses, Convenience Stores, and independent Shops. Travel links are provided by Gobowen Train Station which may soon enjoy a direct line to London, alongside excellent road links via the A5 which runs along the western boundary of the village. The nearby towns of Oswestry and Ellesmere provide a more comprehensive suite of amenities, including Schooling, Supermarkets, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Gobowen Primary School, Derwen College, Whittington C of E Primary, Weston Rhyn Primary, St. Martins School, Moreton Hall School, Ellesmere College, and Oswestry School.

THE PROPERTY

The entrance opens into a welcoming hall with useful built-in storage and access to the kitchen, reception room and third bedroom.

The generously proportioned reception room provides ample space for both sitting and dining furniture, creating a comfortable setting for everyday living and entertaining. A separate kitchen overlooks the front of the property and provides a practical arrangement of fitted units, work surfaces and a sink, together with an external door to the side.



An inner hall leads to two further bedrooms and the bathroom. The principal bedroom is a well-proportioned double room overlooking the front, whilst bedroom two enjoys a rear-facing aspect. Bedroom three offers flexibility as a guest room, study or hobby room. The bathroom comprises a bath, wash hand basin and WC.

OUTSIDE

The property is approached over a driveway providing off-road parking and leading to the detached single garage. The attractive front garden is laid predominantly to lawn, complemented by established shrubs, colourful flower beds and a low picket fence, whilst gated side access leads to the rear garden.

The enclosed rear garden forms a particularly appealing feature, with a generous lawn surrounding a central raised flower bed, together with established borders containing a variety of shrubs and seasonal planting. A paved terrace immediately adjoining the property benefits from a covered canopy, creating a sheltered setting for outdoor dining and relaxation. A timber garden shed and greenhouse provide useful storage and growing space, further enhancing the garden's appeal.

W3W

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DIRECTIONS

From Oswestry take the B5069 Gobowen road and on reaching the A5 roundabout take the second exit signposted Gobowen and continue into the village. Proceed through Gobowen and turn right onto Fernhill Lane. Continue along Fernhill Lane before turning right onto Heather Bank, where 1 Heather Bank will be found on the left-hand side.



SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is shown as being within council tax band 'C' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

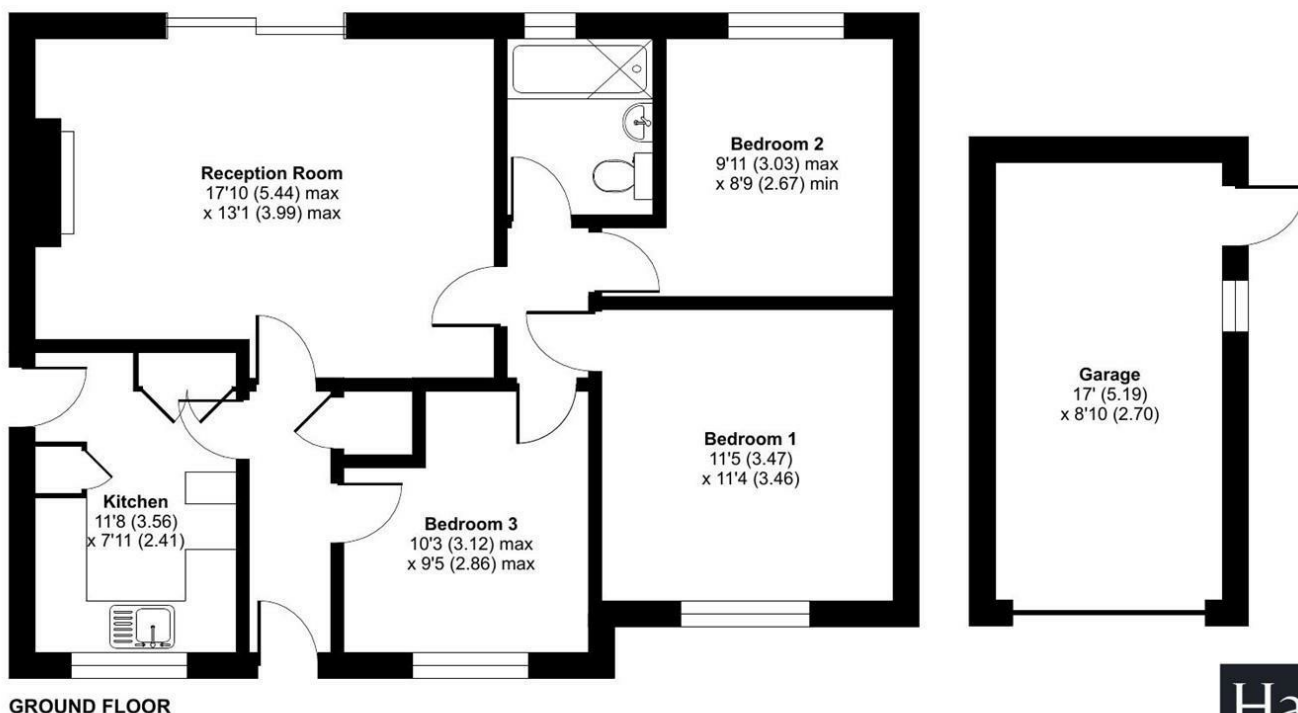
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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.

VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry, SY11 2SP 01691 670320.



Approximate Area = 771 sq ft / 71.6 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 921 sq ft / 85.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1527855



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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