



SAMUEL WOOD

15 Lawford Gardens, Gobowen, Oswestry, Shropshire, SY11 3GX

Offers Over £350,000



# 15 Lawford Gardens

Gobowen, Oswestry, Shropshire, SY11 3GX



- Spacious Interior Accommodation
- 4 Bedrooms & 2 Bathrooms
- Study, Utility & Cloakroom
- Gas Fired Central Heating
- Recent Home Improvements
- Immaculately Presented Accommodation
- Stylish Breakfast Kitchen
- Garage & Driveway
- uPVC Double Glazing
- EPC Rating B

The earliest interior inspection is recommended of this beautifully presented four bedroom detached property, presenting high levels of stylish interior design together with a beautiful designer garden. Our clients have purchased the property from respected builder Fletcher Homes and has made recent home improvements such as new digital thermostats, Neff Dishwasher and Cooker Extractor Fan, Venetian blinds fitted and new Roman's to the lounge and upper rear floors. Gobowen a delightful area only 3 miles from Oswestry and 20 miles from Shrewsbury (approximate distances).



## Entrance Door to:

### Reception Hall

With decorative patterned floor, and connecting doors to study, kitchen and living/dining room.

### Living/Dining Room 13'5" x 20'11" max (4.1m x 6.4m max)

With windows overlooking the lovely garden and French doors from the dining area.

### Study 7'10" x 8'2" (2.4m x 2.5m)

With window to the front aspect, providing an excellent room for home working.

### Stylish Breakfast Kitchen 9'2" x 10'5" (2.8m x 3.2m)

High gloss contemporary kitchen with integrated appliances. Starlight Quartz worktops and up-stands, together with high level and low level cabinet lighting.

### Utility Room

Starlight Quartz worktops and up-stands, space and plumbing for washing machine, white gloss wall units and floor unit, sink. Side entrance door.

### Guest Cloakroom WC

Comprising: WC, wash hand basin and window.



### Landing

Modern and tasteful oak and glass balustrade with matching oak handrail. Airing cupboard with shelves and Tornado stainless steel high pressure hot water system. From the landing doors lead to four bedrooms and the family bathroom.

### Family Bathroom

Comprising: bath, WC, wash hand basin.

### Master Bedroom 12'1" x 10'5" (3.7m x 3.2m)

With built-in wardrobes, window to the front aspect.

### En-Suite Shower Room

Comprising: double shower enclosure, WC, wash hand basin.

### Bedroom 2 10'5" x 10'2" (3.2m x 3.1m)

Window to the rear aspect, built-in wardrobes.

### Bedroom 3 8'10" x 7'6" (2.7m x 2.3m)

Window to the front aspect.

### Bedroom 4 8'10" x 6'6" (2.7m x 2m)

Window to the rear.

### Outside

The property occupies a delightful, prominent position on Lawford Gardens access is given to the side to:

### Garage

With up and over door, concrete floor, power and lighting supply.

### Rear Garden

Stylishly designed to form a 'roomed effect' with lawn area extending, a raised decking to the rear of the garage together with a further seating area located to the triangular part of the garden forming a delightful area for evening socialising. The garden is enclosed by perimeter fencing and host a variety of specimen and designer planting. Sensor and security lighting, exterior twin point power supply and 3x ground anchored parasols.

### Services at the property

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

Broadband Speed: Basic 3 Mbps, Superfast 64 Mbps & Ultrafast 1800 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Tenure

We understand the tenure is Freehold.





### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

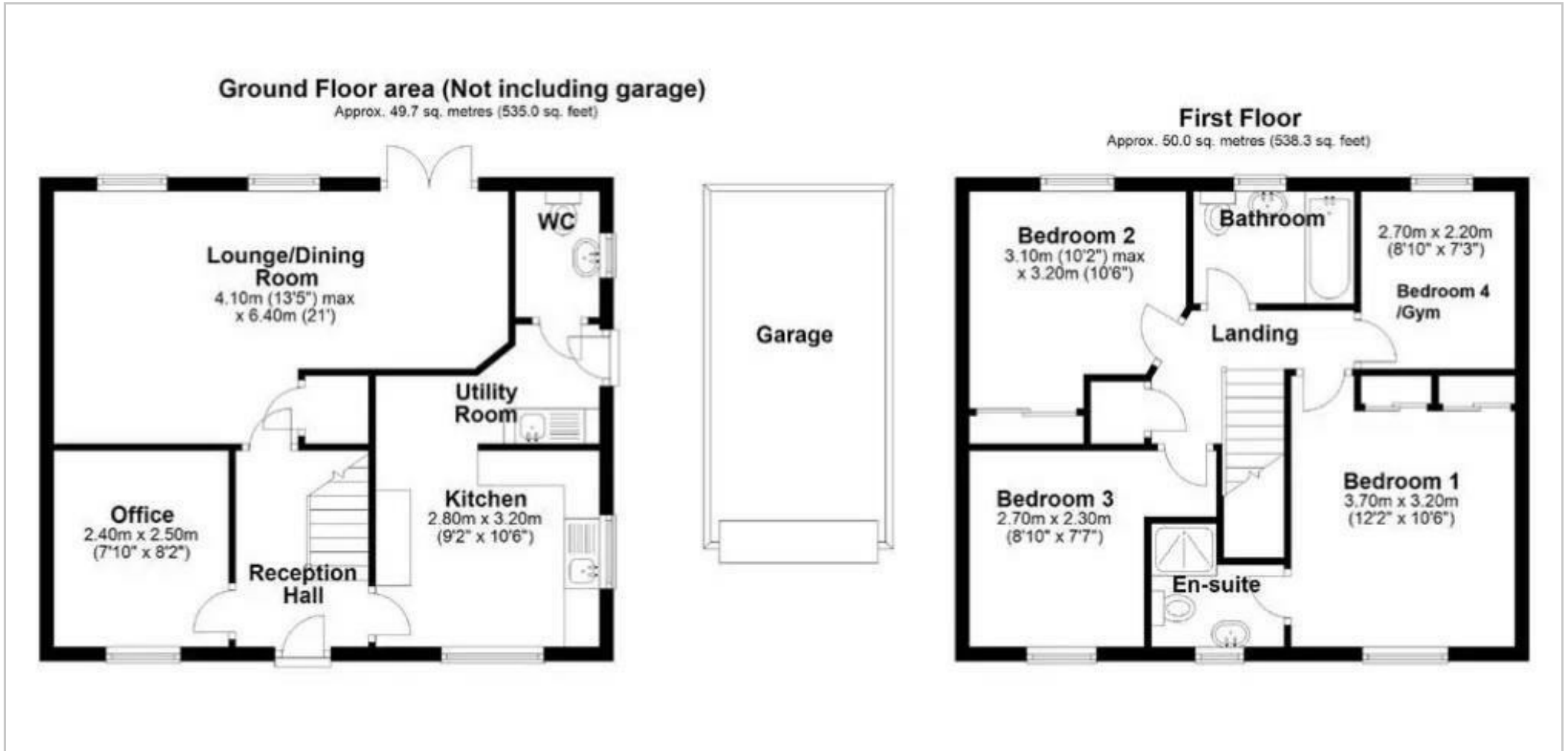
From the A5, follow the B5069 into Gobowen. Take a left turn into Thomas Penson Road and then right into Lawford Gardens.







## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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