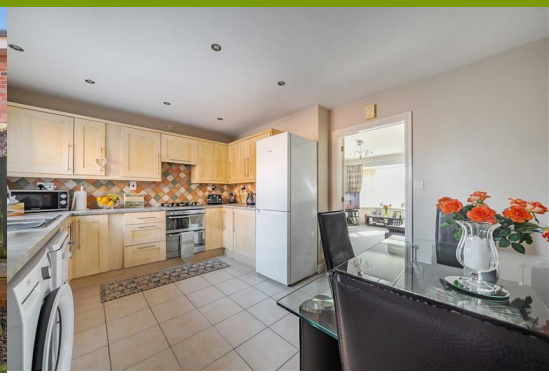
GOODISON OLD WHITTINGTON ROAD

GOBOWEN | OSWESTRY | SY11 3JE



Nestled on Old Whittington Road in the charming village of Gobowen, Oswestry, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The airy and spacious layout creates a welcoming atmosphere, perfect for both relaxation and entertaining.

The house is situated just a stone's throw from the village centre, providing easy access to local amenities, shops, and community facilities.

The modern design of the house enhances its appeal, ensuring that it meets the needs of contemporary living.

Offers in the region of £200,000

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- **Modern 3 Bed Semi-Detached House**
- **Light and Airy Living Room**
- **Fully Fitted Kitchen with Appliances**
- **Contemporary Shower Room**
- **Flagged Patio and Garden**
- **Detached Garage & Parking**

DIRECTIONS

From Oswestry town centre proceed out of town on Gobowen Road (B5069). On reaching the bypass take the third exit onto Twmpath Lane. Continue along the whole length of Twmpath Lane to Whittington Road. Turn left onto the B5009 and take the left onto Old Whittington Road where the property will be found on the right hand side identified by the Agent's for sale board.

SITUATION

Gobowen enjoys village facilities including convenience store, public house, dentist, post office, hairdressers, takeaways, primary school and main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. The A5 trunk road is some one mile distance and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the northwest.

DESCRIPTION

Situated in a desirable location in Gobowen, this charming three-bedroom semi-detached home offers a comfortable and well-designed living space. The property benefits from a detached garage, providing secure parking or additional storage, making it ideal for modern family living.

Upon entering the home, you step directly into the spacious reception room, which features a large bay window that allows natural light to flood the space, creating an inviting and airy atmosphere. A gas fire serves as a focal point, making this a cosy retreat, perfect for relaxing or entertaining guests.

From the living area, you are led into a well-appointed kitchen, which provides ample space for cooking and dining. With stand-alone white goods and generous worktop areas, the layout is designed to be both practical and functional. At the rear of the kitchen, a convenient downstairs W/C adds further ease to everyday living.

Ascending the staircase, the first floor presents three well-proportioned bedrooms. The principal bedroom is a generous double with plenty of space for wardrobes and furniture. Bedroom two also offers a comfortable double layout, while bedroom three is an ideal single room, nursery, or study. The modern shower room, replacing a traditional bath, is spacious and practical, catering to contemporary needs.

Externally, the property boasts a small yet well-maintained garden, providing a pleasant outdoor space that is easy to manage. Whether used for relaxing, light gardening, or alfresco dining, it offers a charming retreat. The detached garage, measuring 16'5" x 10'4", provides secure off-road parking, additional storage, or potential use as a workshop.

LIVING ROOM

Feature fireplace with stone effect gas fire, stairs to first floor, bay uPVC double glazed window, uPVC part glazed entrance door.

KITCHEN
Fitted with an extensive range of matching base units and eye level wall cupboards with worktop over and tiled surround. Built-in stainless steel oven and grill with 4 ring gas hob above and extractor. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Tiled floor, ceiling spotlights, uPVC double glazed window, uPVC double glazed back door,

GUEST CLOAKS WC
Fitted with low level flush WC and wash hand basin. UPVC double glazed window, gas fired combination boiler.

FIRST FLOOR LANDING
With airing cupboard.

BEDROOM 1
UPVC double glazed window.

BEDROOM 2
UPVC double glazed window.

BEDROOM 3
UPVC double glazed window.

SHOWER ROOM
Beautifully fitted with a double width shower cubicle and mains fed power shower and glazed screen, vanity wash hand basin and low level flush WC. UPVC double glazed window, ceiling spotlighting, wall mounted mirror, wood effect flooring.

OUTSIDE
The approach to the property is over a tarmacadam forecourt offering off-road parking. This leads direct to the:

GARAGE
With up and over entrance door.

THE GARDENS
To the rear of the property is a raised flagged patio area providing an ideal outdoor entertainment space. This leads to a lawned garden with established shrubs and trees and timber garden shed.

GENERAL REMARKS

FIXTURES AND FITTINGS
The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently banded in Council Tax Band C - Shropshire Council.

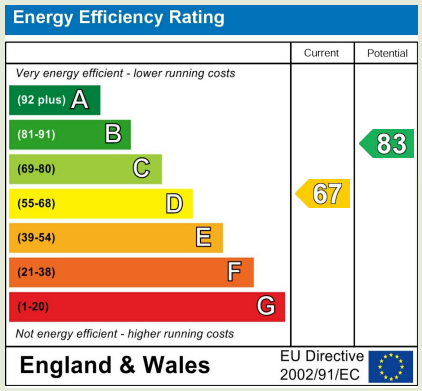
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist 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
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 813 sq ft / 75.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 982 sq ft / 91.2 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). ©nichecom 2025. Produced for Halls. REF: 1254296



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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.

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