



19 Henry Robertson Drive, Gobowen
Oswestry

Offers in the Region of
£210,000



Bedrooms: 4 Bathrooms: 2 Reception: 2

Offered with no onward chain, this beautifully presented four-bedroom semi-detached home provides spacious and versatile family living in a desirable location, perfect for those seeking comfort and convenience.

Step inside through the UPVC door into the welcoming **Entrance Hall**, featuring attractive wood effect flooring and a radiator, creating an inviting first impression.

For added convenience, the ground floor benefits from a practical **Guest Cloakroom** (0.849m x 1.843m), complete with a tiled floor, low-level WC, corner hand wash basin, and radiator.

The heart of the home is the bright and functional **Kitchen/Breakfast Room** (3.122m x 2.508m). With front aspect windows, this space is well-appointed with a range of eye and base units, ample worktops, a stainless steel sink with mixer tap, and tiled flooring. Integrated appliances include an oven and gas hob with an extractor hood, alongside space for a kitchen table and white goods. A wall-mounted Worcester boiler and a radiator with thermostatic valve ensure comfort and practicality.

The generous **Reception Room** (4.746m x 4.42m) is a wonderful space for relaxation and entertaining. Flooded with natural light from rear aspect windows, patio doors seamlessly connect this room to the garden, ideal for indoor-outdoor living. Wood effect flooring and a useful under-stairs cupboard complete this versatile area.

Stairs lead to the first floor **Landing**, which includes a fitted carpet, an airing cupboard, and a radiator with a thermostatic valve.

Bedroom 1 (2.926m x 4.477m) is a comfortable principal bedroom located at the front of the property, featuring front aspect windows, a fitted carpet, built-in wardrobes, and a radiator with a thermostatic valve, providing a peaceful retreat.

The **Ensuite** (1.862m x 1.852m) to the principal bedroom offers privacy and convenience, with front obscured glass windows, an extractor fan, tile effect flooring, a hand wash basin, low-level WC, and a corner shower cubicle.

Bedroom 2 (2.562m x 3.82m) is a well-proportioned room with front aspect windows, a fitted carpet, and a radiator with a thermostatic valve, offering comfortable accommodation.

Bedroom 3 (3.132m x 3.991m) overlooks the rear garden, featuring rear aspect windows and a fitted carpet, creating a bright and inviting space.

Bedroom 4 (2.409m x 2.405m) also enjoys rear aspect windows, with a fitted carpet and a radiator with a thermostatic valve, providing a flexible space for a child's room, guest room, or home office.

The **Family Bathroom** (2.212m x 1.962m) is fitted with a hand wash basin, low-level WC, radiator with thermostatic valve, and tile effect flooring, complemented by rear aspect obscured glass windows.





Externally, the property benefits from a welcoming **Front Garden** with a slab path leading to the front door. A shared tarmac driveway provides convenient off-street parking for two vehicles, with gated access leading to the rear garden.

The **Rear Garden** is secure and enclosed with panel fencing, offering a safe and private outdoor space. Primarily laid to lawn, it features a garden path from the patio doors and a practical wooden shed, perfect for outdoor enjoyment and storage.

This four-bedroom family home, offered with no onward chain, combines practical living spaces with a desirable location. With a well-appointed kitchen, generous reception room, guest cloakroom, family bathroom, and an en-suite to the principal bedroom, it provides everything a modern family needs. The off-street parking and secure enclosed rear garden further enhance its appeal. Early viewing is highly recommended to appreciate all this superb home has to offer.

Council Tax: The council tax band for the property is 'B' and the local authority is Shropshire

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by '**Prudent Financial Planning Ltd**' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Misrepresentation Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Hours of Business

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.





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