



2 NEW COTTAGES | THE CROSS

GOBOWEN | OSWESTRY | SY11 3JR



An attractively presented two-bedroom terraced home offering well-proportioned accommodation, a private rear courtyard and a particularly convenient position within the popular village of Gobowen.

Offers in the region of £155,000



- Well-presented terraced home
- Two bedrooms
- Kitchen/Dining Room
- Private enclosed rear courtyard with off-road parking
- Convenient village location
- Ideal first-time purchase or investment opportunity

DESCRIPTION

Halls are delighted with instructions to offer 2 New Cottages in Gobwen for sale by private treaty.

2 New Cottages is an attractively presented two-bedroom terraced property occupying a convenient position in the heart of the popular village of Gobowen. The property offers approximately 620 sq ft of well-planned accommodation arranged over two floors and would make an excellent first-time purchase, investment property or conveniently situated home.

Internally, the accommodation comprises a welcoming Reception Room together with a well-appointed Kitchen/Dining Room on the ground floor, whilst the first floor provides two Bedrooms and a Bathroom. Externally, the property benefits from a small frontage together with a private enclosed courtyard and two allocated parking spaces in the common area to the rear.

SITUATION

2 New Cottages is conveniently located within the popular and well-served village of Gobowen, which offers a range of everyday amenities including shops, cash machine, public house, dental surgery and primary school. The village also benefits from a mainline railway station providing direct services to Shrewsbury, Chester and Birmingham, making it ideal for commuters.



The nearby market town of Oswestry (approximately 3 miles) offers a wider range of shopping, leisure and educational facilities, whilst the larger centres of Shrewsbury, Wrexham and Chester are all within easy reach, providing further amenities and excellent transport links to the wider region.

The surrounding countryside offers an abundance of scenic walks and outdoor pursuits, with access to the Llangollen Canal and a network of local footpaths and bridleways nearby.

SCHOOLING

Gobowen benefits from the well-regarded Gobowen Primary School, situated within easy walking distance of the property. Secondary education is available at The Marches School in Oswestry, with further highly regarded independent schools including Oswestry School, Moreton Hall and Ellesmere College all within convenient travelling distance.

THE PROPERTY

The property is approached from The Cross through a pedestrian gate, with a pathway leading to the front entrance door.

The front door opens directly into a small hallway and a staircase, to the right is a door leading to a pleasantly proportioned Reception Room, which provides ample space for comfortable seating and features a window overlooking the front elevation together with a fireplace forming an attractive focal point to the room.

To the rear is the well-appointed Kitchen/Dining Room, fitted with a range of contemporary cream-coloured base and wall units complemented by wood-effect work surfaces and tiled splashbacks. There is an integrated oven with hob and extractor above, a fridge-freezer and dishwasher and a recently fitted new Worcester boiler together with space and plumbing for a washing machine. The room provides sufficient space for a dining table and chairs, creating a practical everyday dining area, whilst windows provide good levels of natural light. An external door provides direct access onto the rear courtyard.



Stairs rise to the First Floor Landing, from where doors lead to the two bedrooms and bathroom.

Bedroom One is a generously proportioned double bedroom positioned to the front of the property, with ample space for freestanding bedroom furniture. Bedroom Two is positioned to the rear and, is also a reasonable size, with space for a double bed and recess for wardrobe.

Completing the first floor accommodation is the Bathroom, fitted with a white suite comprising panelled bath, pedestal wash hand basin and WC, with tiled walls surrounding the principal sanitary fittings.

OUTSIDE

The property is accessed directly from Chirk Road or via a passageway situated to the side of the property which culminates at the rear courtyard and two allocated parking spaces in the common parking area.

To the front, the property is set back behind a low brick boundary wall with a pedestrian gate and pathway providing access to the entrance door.

To the rear is an attractive and easily maintained private courtyard garden, predominantly paved to provide an excellent space for outdoor seating, dining and entertaining. The courtyard is enclosed by a combination of brick walling and timber screening, providing a good degree of privacy, with a pedestrian gate providing external access.

DIRECTIONS

From Oswestry take the B5069 Gobowen road and on reaching the A5 roundabout take the second exit again on to the B5069 road. Follow this all the way through to Gobowen, pass Gobowen train station and the property will be found on the right hand side.

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SERVICES

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

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

Council Tax Band: A

TENURE

The property will be sold as freehold with vacant possession upon completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

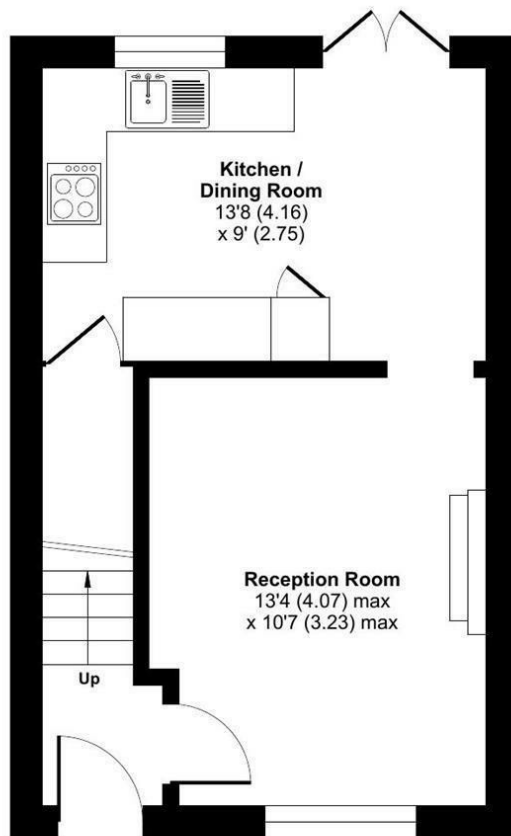
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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

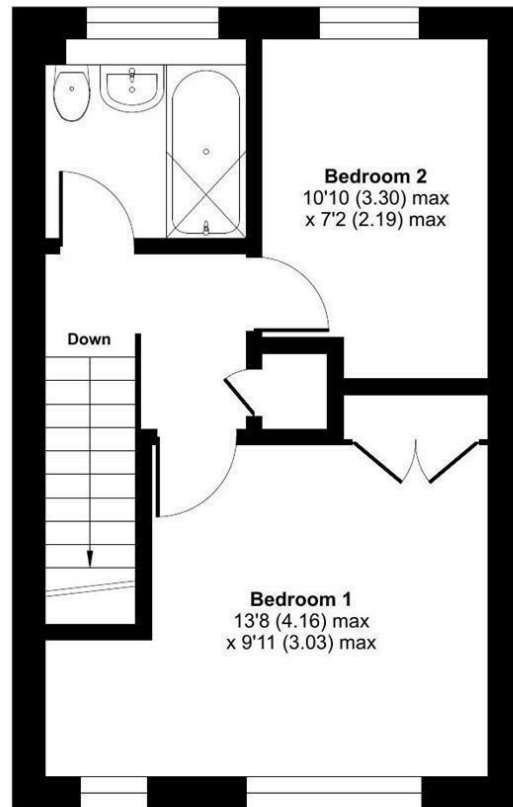
Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

Approximate Area = 620 sq ft / 57.6 sq m

For identification only - Not to scale



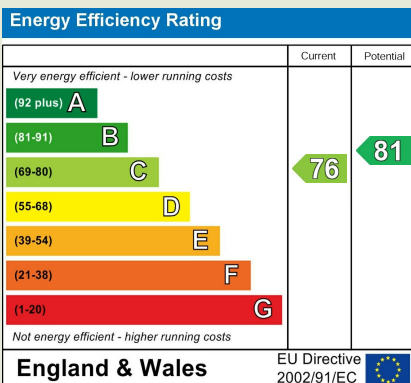
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1512731



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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

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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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