Offers in the Region of

£179,950

36 Hammonds Place, Gobowen, Oswestry, SY11 3PA

Oswestry

WOODHEAD
OSWESTRY SALES & LETTINGS

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Bedrooms: 3 **Bathrooms:** 1 **Receptions:** 2

Woodhead Sales and Lettings are delighted to present this inviting three-bedroom terraced home in SY11 3PA, and providing comfortable and practical living with the added convenience of a driveway, utility room, and a secure rear garden.

Step inside through the half-glazed UPVC door into the welcoming **Entrance Hall** (1.356m x 1.792m, 4'5" x 5'10"), featuring a radiator with a thermostatic valve and a tiled floor, setting a practical tone for the home.

The bright and spacious **Reception Room** (5.185m x 3.296m, 17'0" x 10'9") offers front aspect windows, a radiator, and attractive wood-effect flooring. A fireplace with an electric log burner insert creates a cosy focal point, perfect for relaxation.

The heart of the home, the **Kitchen/Diner** (4.657m x 2.879m, 15'3" x 9'5"), is a well-appointed space with rear aspect windows and a tiled floor. It features an upright radiator, a range of eye and base units, a stainless steel sink unit with a mixer tap, an integral upright fridge/freezer, and an electric hob with an extractor hood, providing ample space for cooking and dining.

Beyond the kitchen, a **Rear Porch** offers a convenient covered area with access to the garden.

A practical **Utility Room** (1.841m x 2.504m, 6'0" x 8'2") is located on the ground floor, featuring rear aspect windows, a worktop with space for a washing machine underneath, a solid floor, and a low-level WC.

Ascend the painted wooden steps to the **Stairs and Landing**, which includes a loft hatch.

The **Family Bathroom** (2.371m x 1.678m, 7'9" x 5'6") offers a relaxing space with three rear aspect obscured glass windows, a bath with a shower over, a hand wash basin, a tiled floor, a heated towel rail, and a low-level WC.

Bedroom 1 (2.685m x 4.62m, 8'9" x 15'1") is a comfortable retreat with front aspect windows, fitted carpet, a radiator, and a built-in cupboard housing the Worcester boiler.

Bedroom 2 (3.334m x 3.871m, 10'11" x 12'8") features rear aspect windows and a wooden floor, offering a bright and airy space.

Bedroom 3 (2.015m x 3.404m, 6'7" x 11'2") provides front aspect windows and a radiator with a thermostatic valve, ideal for a variety of uses.

Externally, the **Front Garden** boasts a driveway with space for two vehicles and shared side access to the rear garden.

The **Rear Garden** is secure and enclosed, featuring a lawn, patio, and a wooden shed, perfect for outdoor enjoyment.

With its practical layout and desirable features, this home offers an excellent opportunity for comfortable living. We recommend a viewing to fully appreciate its charm and convenient location.

Directions: From the Woodhead Sales & Lettings office, follow the road around onto Beatrice Street and continue out of Oswestry. At the roundabout, take the second exit towards Gobowen. Continue over the railway crossing and, at the next roundabout, take the third exit onto the B5069 towards St Martins. Turn right onto West Place, then turn right to remain on West Place. Bear slightly right onto Hammonds Place, where No. 36 can be found identified by our For Sale board.

What3Words: ///trousers.tint.pastel

Tenure: We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services: We have been informed by the seller that the property benefits from mains water, mains drainage, and gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

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

Viewings: By appointment through the selling agents - Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044 or email sales@woodheadsalesandlettings.com

Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents

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.

AML: 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.

Hours of Business:
Monday - Friday 9.00am - 5.00pm | Saturday 9.00am - 1.00pm
Sunday Closed

Woodhead Sales & Lettings

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