

Town & Country

Estate & Letting Agents



30 Perry Road, Gobowen, SY10 7BX

Offers In The Region Of £220,000

WITH NO ONWARD CHAIN!! This well-presented detached bungalow has been thoughtfully improved by the current owners and offers spacious and versatile accommodation throughout. Features include a beautiful, spacious refitted kitchen and bathroom, a bright conservatory, two double bedrooms, attractive oak flooring, and an integral garage. Externally, the property benefits from ample off-road parking to the front and a private, fully enclosed rear garden with patio areas and a lawn, making it ideal for both relaxing and entertaining. Situated in a sought after location on the outskirts of the popular village of Gobowen, the property enjoys convenient access to local amenities, schools, Gobowen railway station, and the nearby market town of Oswestry, with excellent road links to Shrewsbury, Chester and the surrounding areas.

Directions

From Oswestry take the road to Gobowen, crossing over the bypass and into the centre of the village. At the main roundabout take the 3rd exit onto the St Martins road and continue down the dip and up, taking the next right onto Perry Road.

Hallway

The entrance hallway benefits from a part double-glazed front door, a radiator, and a tiled floor. Doors lead to the utility and the lounge.

Lounge 15'7" x 12'9" (4.77m x 3.90m)



The good sized, bright lounge features a bow window to the front, a radiator, oak flooring, coved ceiling and an attractive fireplace with an inset gas fire.

Additional Image



Kitchen/Dining Room 16'2" x 10'7" (4.95m x 3.25m)



The impressive refitted kitchen is fitted with a range of modern wall and base units and features a one-and-a-half bowl sink with mixer tap, a built-in oven with gas hob and extractor hood above. There is plumbing for a dishwasher and space for a fridge freezer. The room further benefits from a tiled floor, recessed spotlights, a radiator, and a rear-facing window overlooking the garden. French doors provide access to the conservatory and a door leads through to the utility.

Additional Image



Additional Image



Conservatory 7'8" x 7'3" (2.34m x 2.23m)



The conservatory enjoys a tiled floor, a radiator, and double-glazed windows, with French doors opening out onto the rear garden.

Utility Room 10'9" x 4'9" (3.30m x 1.45m)



The utility room is fitted with modern wall and base units with work surfaces over and features a tiled floor, part tiled walls, plumbing for a washing

machine, a window overlooking the rear garden, a window to the rear and a part glazed door leading to the rear lobby.

Rear Lobby

The rear lobby is a useful space and provides access to the rear garden through double doors and also offers internal access to the garage.

Inner Hall

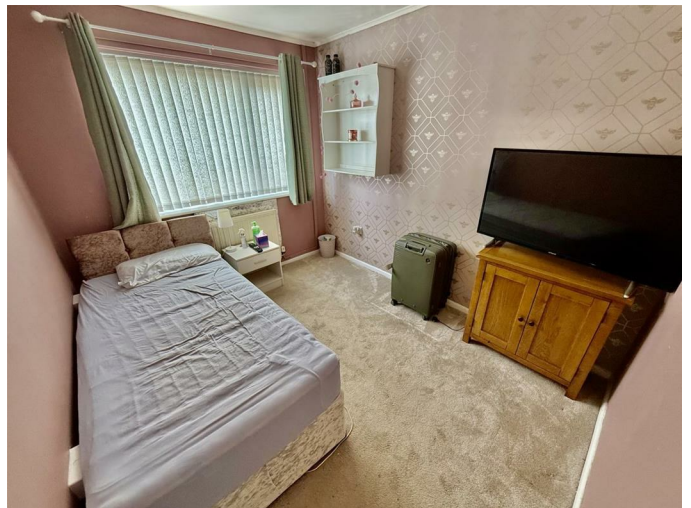
The inner hallway benefits from attractive oak flooring and access to the loft space, with doors providing access to the bedrooms and bathroom.

Bedroom One 10'8" x 9'1" (3.27m x 2.78m)



The main double bedroom features a window to the front, a radiator, oak floor and fitted wardrobes offering excellent storage.

Bedroom Two 9'10" x 8'0" (3.00m x 2.45m)



The second bedroom is a good-sized double and features a window overlooking the rear garden and a radiator.

Bathroom



The modern refitted bathroom comprises a low-level WC, a vanity wash hand basin, and a panelled bath with mains shower over. The room is complemented by tiled flooring, part-tiled walls, a heated towel rail, and an extractor fan.

To the Front



The front of the property benefits from a driveway offering ample off-road parking for a number of vehicles and leading to the garage. The gardens are lawned with a low wall boundary along the front.

Garage 15'7" x 8'4" (4.77m x 2.55m)

The integral garage features an up-and-over door to the front together with a side door providing access to the rear lobby.

To the Rear



To the rear of the property is a fully enclosed and private garden that is a real sun trap, featuring a patio area with steps leading up to a further raised patio terrace. The garden also benefits from a lawned area and a garden shed, providing an ideal space for outdoor entertaining and relaxation.

Location



Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

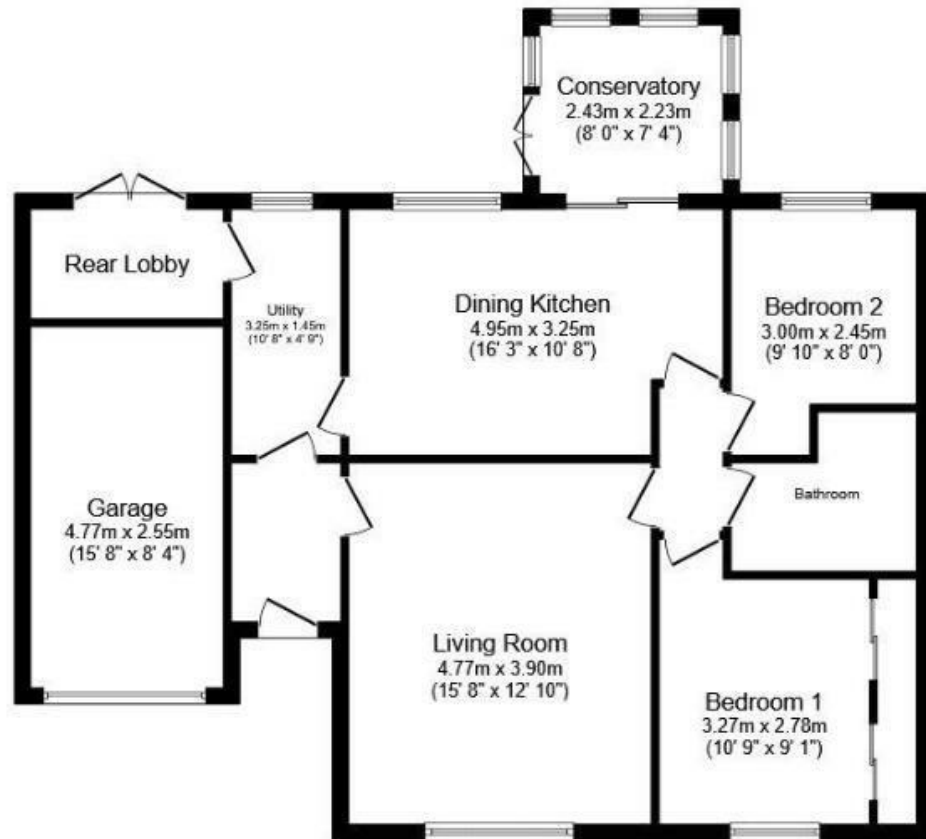
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

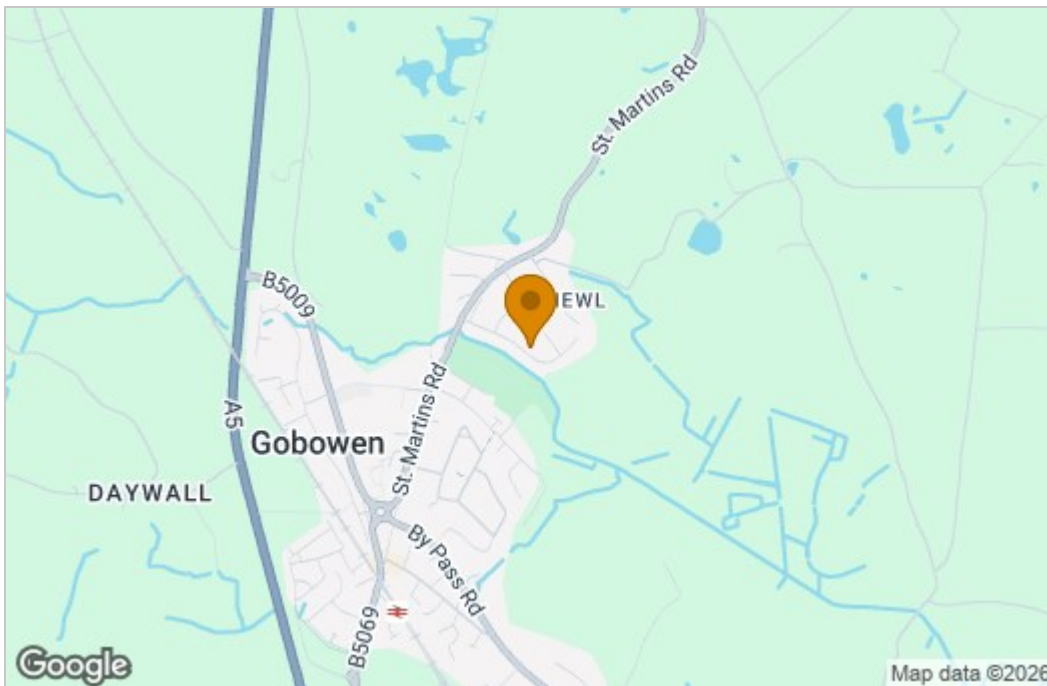


Floor Plan

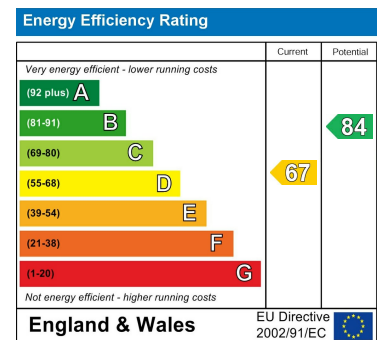
Floor area 91.9 sq.m. (989 sq.ft.)

Total floor area: 91.9 sq.m. (989 sq.ft.)

Area Map



Energy Efficiency Graph



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