

Flat 3, Fairfield House, Old St Martins Road, Gobowen SY11 3JY

Oswestry

Offers in the Region of

£164,950

WOODHEAD
OSWESTRY SALES & LETTINGS

eXp

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

Woodhead Sales and Lettings are delighted to present this well-proportioned three-bedroom top-floor apartment in SY11 3JY, offering comfortable living with the added benefit of a private garden, shared driveway, and allocated parking, all for £169,950.

Step inside through the UPVC front door into the **Entrance Hall**, where fitted carpet leads you up the stairs to the heart of the home.

The **Landing** serves as the central spine, featuring two large storage cupboards, a radiator, and the main loft hatch, with doors opening to all rooms.

The bright and airy **Reception Room** (3.424m x 6.863m) is a true highlight, boasting triple-aspect windows that flood the space with natural light. It includes a radiator with a thermostatic valve, a second loft hatch, and attractive wood effect flooring, providing a versatile and inviting area for relaxation or entertaining.

The practical **Kitchen** (2.806m x 3.974m) features side-aspect sash windows, a built-in cupboard, and a range of eye and base units. Equipped with a breakfast bar, oven and electric hob, a stainless steel sink unit with a mixer tap, and an additional drinking water tap, there is also ample space for a fridge freezer, making it a functional and efficient space.

Bedroom 1 (3.963m x 4.352m) is a generously sized retreat with rear and side-aspect sash windows, fitted carpet, a charming metal fireplace with an electric fire insert, and a picture rail, adding character to the room.

Bedroom 2 (2.413m x 2.595m) offers side-aspect windows, a unique raised seating area in front of the window, wood effect flooring, and a radiator with a thermostatic valve.

Bedroom 3 (1.817m x 3.062m) benefits from side-aspect sash windows, wood flooring, a radiator, and a thermostatic valve, providing a comfortable space.

The spacious **Family Bathroom** (2.146m x 3.927m) features side-aspect sash windows, a wall-mounted modern boiler, a low-level WC, a hand wash basin, and a bath with a shower over. It also includes a convenient cupboard space for a washing machine and dryer, an additional storage cupboard above, and a radiator with a thermostatic valve.









Externally, the property boasts a gravel driveway with allocated parking for two vehicles and private gardens, offering outdoor space for enjoyment. The property benefits from mains gas central heating, mains electricity, and mains water, ensuring efficient and convenient living. It is offered as Leasehold, with a **council tax band 'A'** under the local authority of **Shropshire.**

Located in SY11 3JY, this apartment provides easy access to local amenities and transport links, making it an excellent choice for those seeking a practical home. We highly recommend a viewing to fully appreciate the space and features this property offers.

Tenure - We are advised that the property is Leasehold 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: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Particulars - These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

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.

Viewings - By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

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



Woodhead Sales & Lettings

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