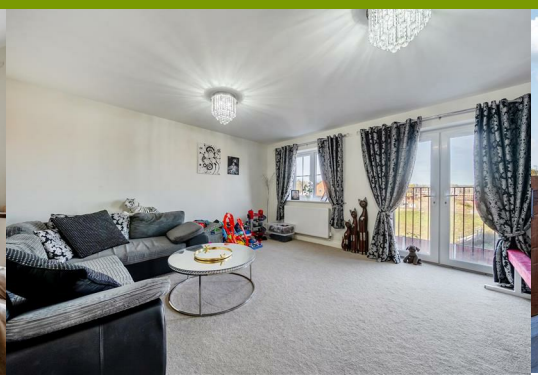
89 THOMAS PENSON ROAD

GOBOWEN | OSWESTRY | SY11 3GW







A well designed and deceptively spacious three-bedroom mid terrace family home benefitting from driveway parking, integral garage, rear gardens, and attractively presented living accommodation, enviably situated on the perimeter of this popular modern development on the edge of Gobowen.

Offers in the region of £240,000





1 3 2 C

- **Modern Mid-Terrace**
- **Well Designed and Presented**
- **Three Bedroom Family Home**
- **Low Maintenance Rear Garden**
- **Driveway Parking and Integral Garage**
- **Popular Development**

DESCRIPTION

Halls are delighted with instructions to offer 89 Thomas Penson Road in Gobowen for sale by private treaty.

89, Thomas Penson Road is a well designed and deceptively spacious three-bedroom mid terrace family home benefitting from driveway parking, rear gardens, and attractively presented living accommodation, enviably situated on the perimeter of this popular modern development on the edge of Gobowen.

Internally, the property offers a deceptive amount of living accommodation situated over three well presented floors which provide, on the ground floor, a Reception Hall, Cloakroom, Kitchen/Dining Room, and garage, together with, to the upper floors, three Bedrooms and two family Bathrooms.

Externally, the property enjoys a pleasant position within this popular modern development, with driveway parking alongside a compact, low-maintenance front garden. To the rear, the enclosed garden is predominantly laid to artificial lawn, with a paved patio adjoining the property that provides an ideal setting for outdoor dining and entertaining.

SITUATION

The property occupies a convenient position on the outskirts of the popular village of Gobowen, which boasts a thriving centre playing host to a range of businesses, including Public Houses, Convenience Stores, and independent Shops. Travel links are provided by Gobowen Train Station which may soon enjoy a direct line to London, alongside excellent road links via the A5 which runs along the western boundary of the village. The nearby towns of Oswestry and Ellesmere provide a more comprehensive suite of amenities, including Schooling, Supermarkets, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Gobowen Primary School, Derwen College, Whittington C of E Primary, Weston Rhyn Primary, St.Martins School, Moreton Hall School, Ellesmere College, and Oswestry School.

THE PROPERTY

The property is accessed via an entrance hall, from where a door leads into a spacious kitchen/dining room at the rear. There is ample room for a family dining table, with double doors opening directly onto the paved patio, creating a natural connection between the house and garden. A useful cloakroom and a connecting door to the integral garage complete the ground floor.

Stairs rise from the entrance hall to a first-floor landing, which gives access to a generous living room. Double doors open to a Juliet balcony overlooking the rear, whilst the room offers ample space for the family to gather. A bedroom and a bathroom also lie on this floor, with the bedroom equally suited to use as a nursery or home office.





A further staircase rises to the second floor, where two well-proportioned double bedrooms are served by a family bathroom with both a bath and a separate shower. The three-storey layout offers flexibility for family life.

OUTSIDE

Externally, the property occupies a pleasant position within this popular modern development. To the front, a driveway provides off-road parking and leads to the integral garage, with a compact, low-maintenance lawn.

The rear garden is enclosed by timber fencing and has been arranged for ease of maintenance. A paved patio immediately adjoining the property offers space for outdoor dining and entertaining, whilst the artificial lawn provides a further area for seating or play. A paved path runs alongside the lawn to a gate, providing convenient side access.

W3W

///enchanted.coarser.volcano

DIRECTIONS

From Halls' Oswestry office on Church Street, proceed north-east towards Cross Street, following the road left onto Willow Street. Turn right onto Castle Street and continue along the B5069 onto Beatrice Street. At Five Crosses roundabout, take the second exit to remain on the B5069, then take the first exit at the next roundabout onto Thomas Penson Road continue along this road where Number 89 will be found on the left-hand side.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is shown as being within council tax band 'C' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

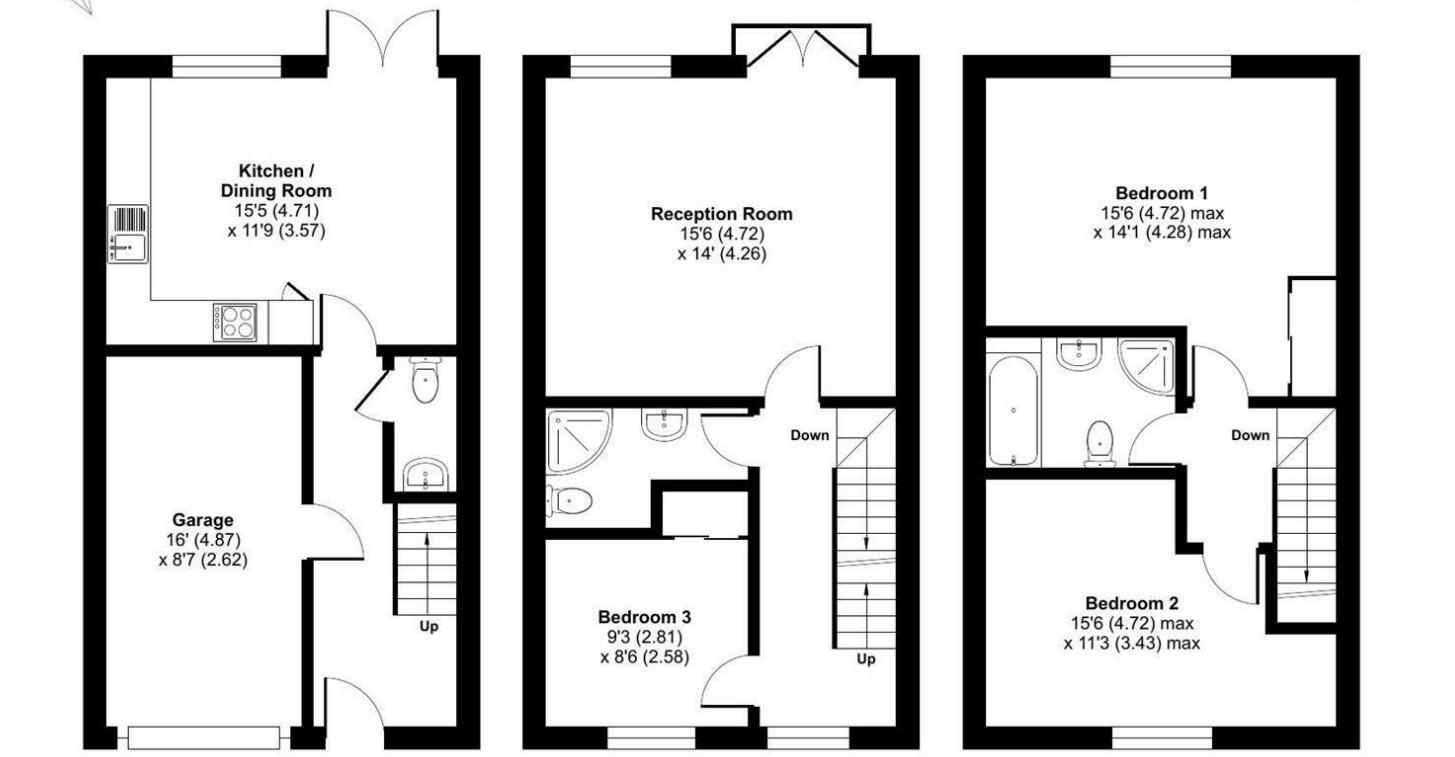
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £49 (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.

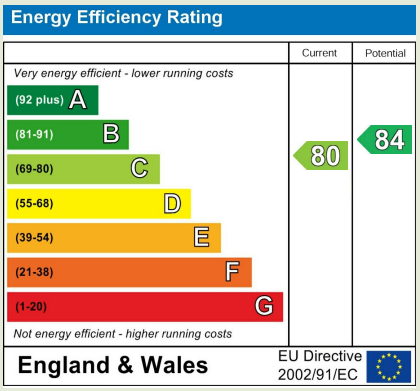
VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry, SY11 2SP 01691 670320.

Approximate Area = 1162 sq ft / 107.9 sq m
Garage = 140 sq ft / 13 sq m
Total = 1302 sq ft / 120.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1543196



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.