



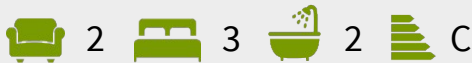
THE LAURELS | CHIRK ROAD

GOBOWEN | OSWESTRY | SY11 3LB



Offered to the market with no onward chain is this attractive double-fronted detached period home offering well-proportioned accommodation with excellent scope for modernisation and refurbishment. The property benefits from driveway parking, a garage, and pleasant patio and garden areas, all set within a popular village location close to a range of local amenities.

Offers in the region of £219,995



- Spacious Period Detached House
- Refurbishment Opportunity
- No Onward Chain
- Driveway Parking & Garage
- Front & Rear Gardens with Patio
- Popular Locality/Village Amenities

DESCRIPTION

A spacious three-bedroom detached period home occupying a good-sized plot, situated in the popular and well-served village of Gobowen. The Laurels offers excellent potential for modernisation and refurbishment, providing an exciting opportunity to create a superb family home of character.

The property retains attractive original features and offers generous accommodation throughout. The ground floor includes two bright reception rooms with bay windows, a well-proportioned kitchen/breakfast room, a useful pantry and utility area, together with a garden room and cloakroom.

Externally, the property benefits from a driveway to the side leading to a detached single garage, with the rear garden being of good proportions and offering ample potential for landscaping and outdoor entertaining.

To the first floor are three double bedrooms and a family bathroom.



Gobowen provides an excellent range of local amenities including shops, primary school, medical centre and a mainline railway station, whilst the nearby market town of Oswestry offers a wider selection of facilities, schools and leisure amenities.

OUTSIDE

The property is approached over a tarmac driveway providing off-road parking and access to the detached single garage located at the rear.

The gardens are of a good size, with a walled frontage and a generous enclosed rear garden offering excellent potential for landscaping and improvement. The space provides a blank canvas for those looking to create an attractive outdoor area, with ample room for seating, planting, and family use.

SITUATION

The Laurels is conveniently located within the popular and well-served village of Gobowen, which offers a range of everyday amenities including shops, post office, public house, medical centre, 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.



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, over the railway line and then at the roundabout take the first exit on to the B5009 Chirk road. Follow this for at least 200 metres and the property will be seen on the left hand side.

SERVICES

We understand that the property is connected to mains water, electricity, gas and drainage.

None of the services, appliances or installations have been tested by Halls.

W3W

What3Words:///scratches.pyramid.stumble

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

We understand the property is in Council Tax Band C under Shropshire Council.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Tel: 0345 678 9000

Website: www.shropshire.gov.uk



SCHOOLING

The property is well placed for access to a range of both primary and secondary education. Gobowen Primary School is within easy walking distance, while the nearby town of Oswestry offers several highly regarded options including The Marches School and Oswestry School, an independent day and boarding school.

Further afield, Moreton Hall School and Ellesmere College are also within convenient reach, providing excellent independent education for all ages.

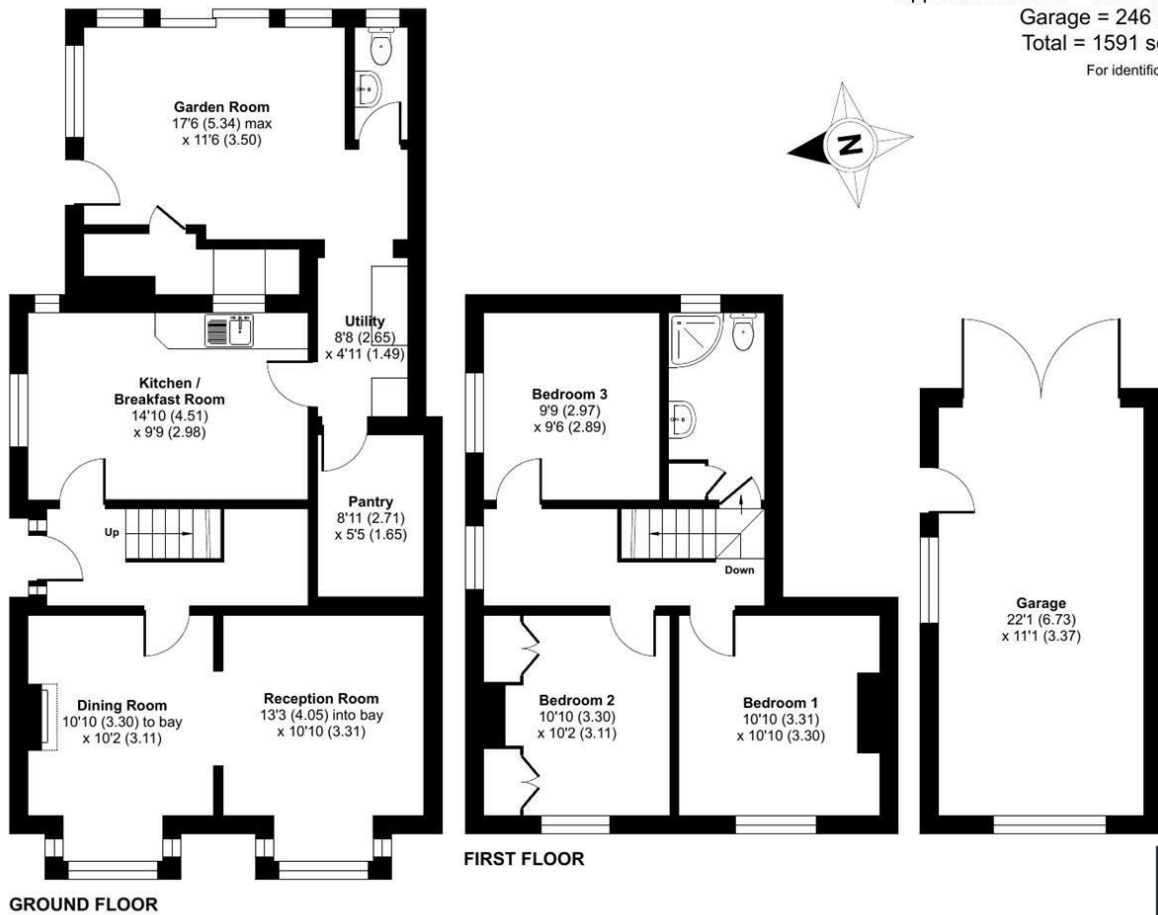
VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

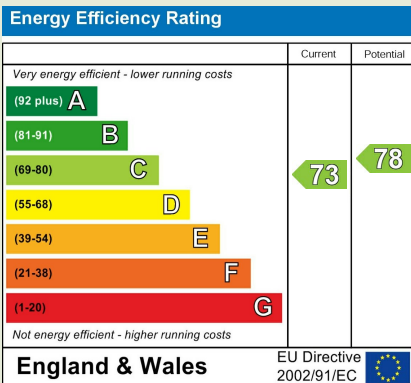
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (including 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.

Approximate Area = 1345 sq ft / 124.9 sq m
 Garage = 246 sq ft / 22.9 sq m
 Total = 1591 sq ft / 147.8 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). © nitchecom 2025. Produced for Halls. REF: 1377099



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.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 | oswestry@halls.gb.com

www.halls.gb.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. 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.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch