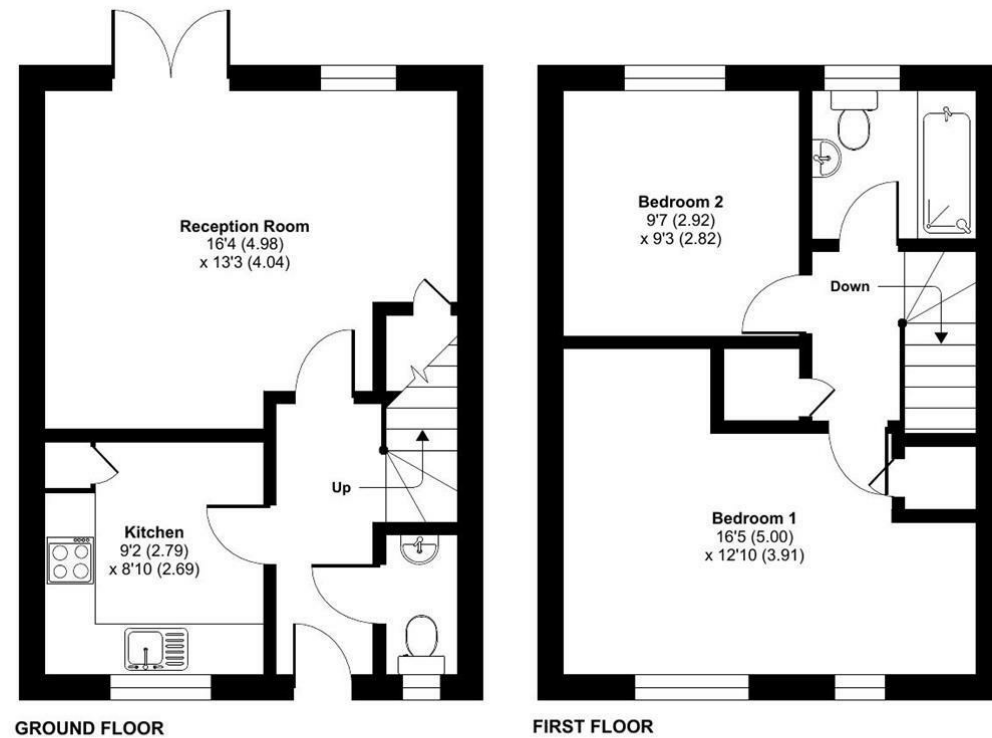
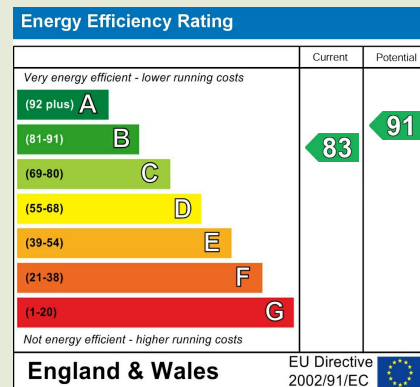


Approximate Area = 752 sq ft / 69.9 sq m
For identification only - Not to scale



90 FERNHILL LANE
GOBOWEN | OSWESTRY | SY11 3PP



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

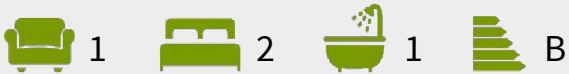


A modern and well presented two-bedroom semi-detached home boasting stylishly appointed living accommodation, off-street parking, and attractive gardens enjoying uninterrupted views, enviably situated on an exclusive road of just 18 homes in the village of Gobowen.

Offers in the region of £239,950

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.



- **Modern Semi Detached Property**
- **Immaculately Presented**
- **Well-Designed**
- **Ample Driveway Parking**
- **Rear Gardens with Countryside Views**
- **Edge of Popular Development**

DESCRIPTION

Halls are delighted with instruction to offer 90 Fernhill Lane in Gobowen for sale by private treaty.

90 Fernhill Lane is a modern, two-bedroom home which has been tastefully enhanced by the current owners and now provides over 700sq ft of thoughtfully designed and well-appointed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Cloakroom, and Living/Dining Room, together with two first floor Bedrooms and a family Bathroom. Fitted blinds throughout provide an elegant finishing touch to the beautifully presented accommodation.

The property is complemented by attractive, easily maintained gardens. To the front, a generous block paved driveway provides ample off-road parking and the benefit of an EV charger. To the rear, a paved patio offers an inviting setting for outdoor dining and entertaining, opening onto a lawn bordered by established flower and herbaceous beds. Beyond the garden, views extend across open farmland.



SITUATION

90 Fernhill Lane occupies an appealing position along an exclusive road of just 18 homes in the well-served village of Gobowen. The village offers a range of amenities for day-to-day needs, including shops, a public house, dental surgery and primary school, while its mainline railway station provides direct services to Shrewsbury, Chester and Birmingham.

The surrounding countryside offers opportunities for walking and outdoor pursuits, with the Llangollen Canal and a network of footpaths and bridleways close at hand.

SCHOOLING

Gobowen benefits from the well-regarded Gobowen Primary School, situated within easy walking distance of the property. Secondary education is available at The Marches School in Oswestry, with further highly regarded independent schools including Oswestry School, Moreton Hall and Ellesmere College all within convenient travelling distance.

THE PROPERTY

The property is approached via a covered porch leading into an entrance hall, where herringbone LVT flooring and underfloor heating continues throughout the ground floor. A staircase rises to the first floor, while a door to the left opens into the Kitchen, which is fitted with a modern range of base and wall units, work surfaces and integrated appliances, and benefits from a window overlooking the front of the property.

The entrance hall culminates at a spacious living/dining room which runs almost the entire breadth of the property and serves as the heart of the home, with planned space for dining and seating positioned before patio doors onto the garden; thus allowing the room to function as a particularly sociable space, ideal for entertaining and family moments.

The ground floor accommodation is completed by a useful cloakroom positioned to the right of the front door.



Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into two comfortably sized bedrooms, these ideally suited to family living and with the rear bedroom enjoying particularly impressive, elevated views across the open countryside. The bedrooms are served by a family bathroom containing a panelled bath, hand basin, and low flush WC.

OUTSIDE

The property is accessed via a block-paved driveway situated to the side of the home, which leads to a timber gate providing access to the rear garden. The driveway is flanked on one side by an attractively maintained, easy-care front garden, intersected by a paved walkway leading to the front door.

The rear gardens enjoy a desirable aspect and sit above open fields which stretch across scenic countryside. The gardens, at present, comprise an area of shaped lawn bordered by a paved patio area, the latter providing an ideal space for outdoor dining and entertaining.

W3W

///pitchers.hang.melts

DIRECTIONS

From the Halls Oswestry office at 20 Church Street, proceed along Church Street and onto Willow Street, continuing onto Gobowen Road. At the roundabout, take the second exit towards Gobowen and continue into the village, crossing over the railway line. At the next roundabout, take the second exit onto St Martins Road and continue before taking the third turning on the right into Fernhill Lane. Follow the road, where No. 90 will be found on the left-hand side.

SERVICES

We are advised that the property benefits from mains water, electric, drainage and an air source heat pump. The property also benefits from underfloor heating throughout the ground floor and zonal heating.

MAINTENANCE FEE

There is a maintenance fee of £250 per annum.



LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band 'B' 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 £30 (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.