18 West Place
Gobowen Oswestry
SY11 3NR

MONKS

4 Bedroom House - Terraced
Offers In The Region Of £215,000

The features

- EXTENDED AND IMPROVED FAMILY HOME
- TWO GENEROUS RECEPTION ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO LOCAL AMENITIES
- SPACIOUS LIVING ACCOMODATION THROUGHOUT
- KITCHEN WITH AMPLE STORAGE AND WORKSPACE
- GARAGE WITH OFF ROAD PARKING TO REAR
- SITURATED IN THE HEART OF POPULAR VILLAGE
- VIEWINGS ESSENTIAL: EPC RATING 'D'

***** SPACIOUS FOUR BEDROOM FAMILY HOME *****

An opportunity to purchase this extended and much improved four bedroom mid terrace family home offering versatile accommodation perfect for the growing family.

Occupying a convenient position in the heart of the self-sufficient village of Gobowen and having ease of access to a wealth of local communities and transport links.

Briefly comprising of entrance porch, entrance hallway, lounge, kitchen, dining room, four bedrooms and family bathroom

Property has benefit of gas central heating, double glazing, off-road parking and garage, enclosed front and rear gardens.

Viewings essential

Property details

LOCATION
Gobowen is a thriving and well-connected North Shropshire village offering an excellent range of everyday amenities whilst enjoying easy access to the surrounding countryside. The village benefits from a selection of local shops, a convenience store, pharmacy, cafés, public houses, primary school, medical facilities and the renowned Robert Jones and Agnes Hunt Orthopaedic Hospital. Gobowen railway station provides direct services to Shrewsbury, Chester and Birmingham, making it an ideal location for commuters, whilst the nearby A5 offers excellent road links to Shrewsbury, Wrexham and the wider motorway network. The popular market town of Oswestry is approximately 2 miles away, providing a wider range of independent shops, supermarkets, restaurants, leisure facilities and secondary schooling. Surrounded by attractive Shropshire and Welsh countryside, Gobowen offers the perfect balance of village living with superb transport connections and access to a wealth of recreational opportunities.

ENTRANCE PORCH
With door leading into the entrance porch window to the front aspect. Door leading into.

ENTRANCE HALLWAY
With the staircase to the first floor, Land, wooden effect laminate flooring, radiator. Doors leading off.

LOUNGE
A naturally well lit room with the window to the front and patio doors leading onto the garden, feature stone faced fireplace, wooden effect laminate flooring. 2 double radiators.

KITCHEN
The kitchen is fitted with a range of base and wall-mounted units, providing ample storage, with work surfaces over. There is an integrated oven and grill, four-ring gas hob with extractor hood above, and a single drainer sink. Space is provided for a washing machine and freestanding fridge freezer, with partially tiled walls and a window to the side aspect. A door leads out to the rear garden, and there is also useful under-stairs storage. Leading onto

DINING ROOM
Which window to the side aspect, wouldn't affect laminate flooring. Radiator.

FIRST FLOOR LANDING
Staircase leads from the entrance hallway to the first floor landing, access to loft space, door opening to storage cupboard. Doors leading off.

BEDROOM 1
With window to the front aspect. with , radiator.

BEDROOM 2
With window to the front aspect. Radiator.

BEDROOM 3
With window to the rear aspect overlooking the garden. Radiator.

BEDROOM 4
With window to the rear aspect overlooking the garden. Radiator.

BATHROOM
With window to the side aspect and suite comprising of panelled bath we shower head over shower enclosure, WC and wash hand basin. Partially tiled walls. Radiator.

GARAGE
With door to the front aspect and door leading into the rear garden.

OUTSIDE
To the front of the property, there is a paved pathway leading to the entrance door, area laid of lawn and enclosed with mature hedges.
To the rear aspect, the garden has been laid with paving for ease of maintenance and enclosed with fencing, iron gate lead out to parking space.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
We are advised the council tax is Band A, however recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

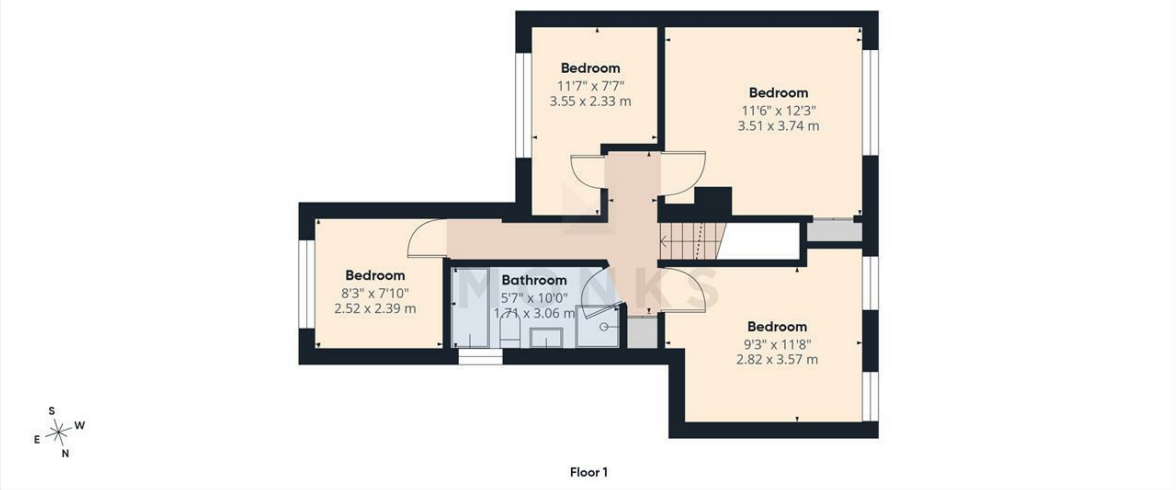
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

18 West Place, Gobowen, Oswestry, SY11 3NR.

4 Bedroom House - Terraced
Offers In The Region Of £215,000



MONKS

Approximate total area(1)
1214 ft²
112.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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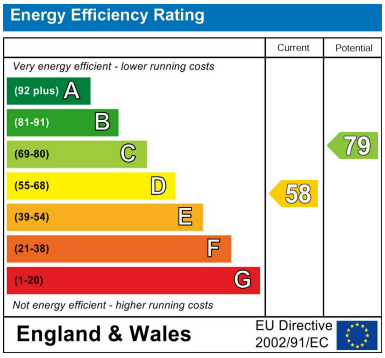

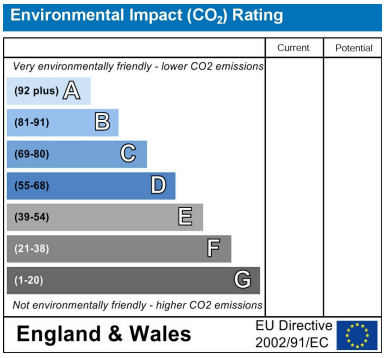

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.