Town & Country
Estate & Letting Agents

61 Perry Road, Gobowen, SY10 7BX

Offers In The Region Of £450,000

Nestled on the edge of the charming village of Gobowen, this splendid detached house on Perry Road offers an exceptional opportunity for families seeking a spacious and well-appointed home. Built in 1985, this property boasts versatile accommodation, making it ideal for modern family living. The house features two inviting reception rooms, perfect for both relaxation and entertaining. With five generously sized bedrooms and three well-appointed bathrooms, there is ample space for everyone to enjoy their own privacy. The layout is designed to accommodate a variety of lifestyles, ensuring comfort and convenience for all. One of the standout features of this property is its stunning location, backing onto open fields and picturesque countryside. The far-reaching views provide a tranquil backdrop, making it a delightful retreat from the hustle and bustle of everyday life. The large gardens offer plenty of outdoor space for children to play and for gardening enthusiasts. In addition to the well presented interior, the property includes a double garage and a long private driveway, providing parking for up to eight vehicles—an invaluable asset for larger families or those who enjoy hosting guests. The home has been well maintained throughout, ensuring that it is ready for you to move in and make it your own. This fantastic family home is situated on the edge of the village, combining the peace of rural living with the convenience of local amenities. If you are searching for a property that offers both space and a connection to nature, this house on Perry Road is not to be missed.

Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road and at the dip turn right onto Perry Road then follow the road to the top where the driveway leading down to the property will be found.

Location

Set at the head of Perry Road with a stunning rural backdrop.

Hallway

A welcoming good sized hallway with a front-facing window and part-glazed entrance door, wood flooring, and a radiator. There is a useful cloaks cupboard to the side, stairs leading to the first floor with under-stairs storage, and a decorative coved ceiling. Doors lead to the kitchen, shower room and the lounge.

Additional Image

Lounge 17'10" x 11'11" (5.46m x 3.64m)

The spacious, bright lounge has a front-facing window, wood flooring, and a coved ceiling. The room features a log burner inset with a slate hearth, wall lighting, a radiator, and double doors opening into the dining room, creating a flexible and sociable living space.

Additional Image

Kitchen/Dining Room 27'6" x 10'11" (8.40m x 3.34m)

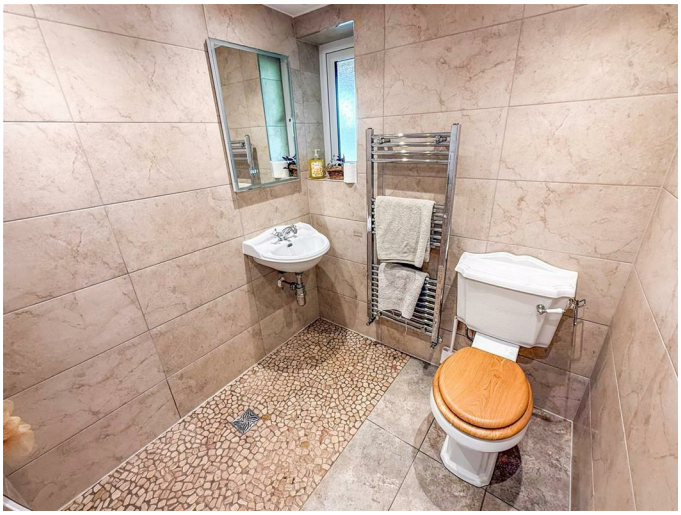
The kitchen/dining room is a great space for entertaining and features a wood floor, a range of modern fitted units with work surfaces over and a breakfast bar. There is a one-and-a-half bowl ceramic sink with mixer tap, a second sink with a mixer tap, an integrated dishwasher, and space for an American-style fridge. Appliances include a ceramic hob with chimney extractor fan and eye-level double electric oven, with plumbing for a washing machine also provided. The room benefits from two rear-facing windows overlooking the gardens, patio doors leading to the conservatory, spotlights, and a vertical radiator.

Additional Image

Conservatory 9'11" x 11'7" (3.04m x 3.55m)

The conservatory features a tiled floor and double doors providing direct access to the rear garden.

Shower Room



The shower room features a side-facing window, a low-level WC and a wall-mounted wash hand basin with mixer tap. The room is fully tiled and benefits from a mains-fed shower, heated towel rail, spotlights, extractor fan, and a wet room style pebble floor.

First Floor Landing

The first floor landing features a coved ceiling and a loft hatch providing access to the roof space. Doors lead to all the first floor rooms.

Bedroom One 11'10" x 17'11" (3.63m x 5.48m)

The principal bedroom is a great size and has a front-facing window, radiator, and coved ceiling, complemented by French doors opening to the rear onto a balcony with fantastic views over the surrounding countryside. Doors lead to a study and the en suite.

Additional Image

En-suite 8'8" x 9'1" (2.65m x 2.78m)

The well appointed en-suite features a rear-facing window and is fitted with a corner shower cubicle with mains-fed shower and dual shower heads, a low-level WC, and a wash hand basin. There is also a panelled bath with mixer tap, recessed tiled shelving with lighting and shower attachment.

Additional Image

Study 5'8" x 9'1" (1.74m x 2.78m)

The study features a front-facing window, a coved ceiling, and a loft hatch providing access to the roof space.

Balcony

Bedroom Two 8'11" x 9'11" (2.74m x 3.03m)

A good sized double bedroom with a coved ceiling, front-facing window, radiator, and built-in cupboards offering ample storage.

Bedroom Three 9'7" x 9'8" (2.94m x 2.97m)

The third bedroom has a rear-facing window enjoying great views, a radiator, a coved ceiling, and wood flooring.

Bedroom Four 10'5" x 15'1" (3.18m x 4.60m)

A well-proportioned bedroom with a front-facing window, coved ceiling, and radiator. The room also benefits from both a double wardrobe and a single wardrobe, providing excellent storage.

Bedroom Five 9'6" x 10'11" (2.91m x 3.33m)

A spacious fifth bedroom with a rear-facing window overlooking the gardens and views, radiator, and coved ceiling.

Bathroom 8'0" x 8'0" (2.44m x 2.44m)

The modern bathroom features a rear-facing window and is fitted with a low-level WC, a wash hand basin set within a vanity unit with mixer tap and a corner shower cubicle with a mains-fed shower and dual shower heads. There is also a focal roll-top bath with central mixer tap. The room benefits from a heated towel rail, a school-style radiator, spotlights, wood flooring and an extractor fan.

Double Garage 18'0" x 18'1" (5.50m x 5.53m)

A spacious double garage with two up-and-over doors, benefiting from power and lighting. The garage also includes a rear-facing window, Worcester oil-fired boiler, water pump and a door providing access to the rear garden.

To the Front

A long private driveway leads down to the house, with lawned and shrubbed areas to the sides along with a patterned imprinted driveway area in front of the house providing ample off-road parking leading to the double garage. Gates to both sides of the property give access to the rear garden.

Additional Image

To the Rear

The rear garden is another great feature of this lovely home. The well maintained garden featuring raised flower beds, patio areas and a large lawned area along with well-established shrubbed borders and mature planting. The gardens take in the stunning views over the adjoining open countryside and offer a great degree of privacy. There is also a good sized shed measuring 4.36m x 2.54m located at the side with further paved area.

Additional Image

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Views To The Rear

Additional Image

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

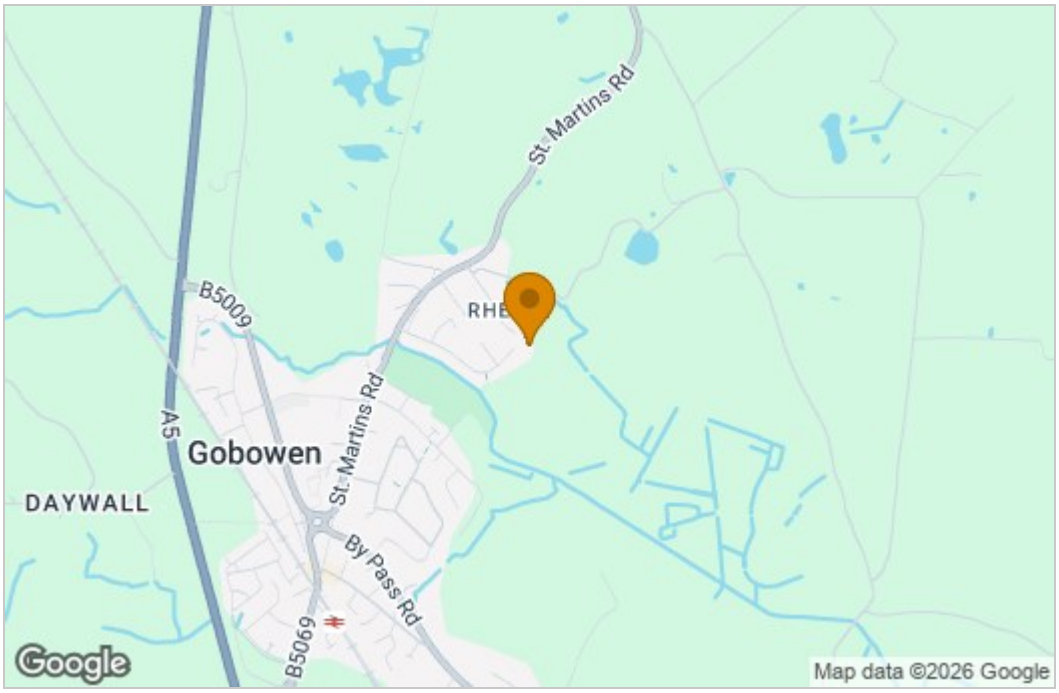
Floor Plan

Ground Floor

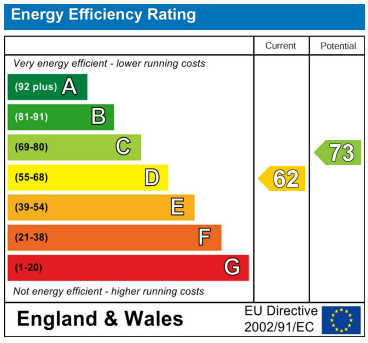
First Floor

Total floor area 196.0 sq. m. (2,110 sq. ft.) approx

Area Map



Energy Efficiency Graph



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