

Asking Price: £349,950

4 Bedrooms 2 Bathrooms

11 Bowyer Grange, Gobowen, Oswestry, Shropshire, SY11 3FQ

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General Remarks

An immaculately presented and spacious four bedroom detached property which was recently constructed in 2024 on this ideally located development on the fringes of Gobowen. Notable features include the large open plan Kitchen/Dining Room which links well with a spacious Lounge and the rear gardens.

The four bedrooms (master en-suite) are all generously sized while the property also includes a single garage with off road parking in front. The property is double glazed and warmed by an air source heat pump. Internal inspection is essential in order to fully appreciate the generous and well planned living space which the property has to offer.

Location: The property is situated in this modern development on the fringes of the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school.

Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham,



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

Accommodation

A part glazed UPVC door at the front of the property leads into:

Hall: Radiator, wood effect flooring, stairs to the first floor landing and door off to:

Living Room: 19' 2'' x 11' 7'' (5.85m x 3.54m) Radiator, TV/telephone point, central heating control and door to:

Kitchen/Dining Room: 24' 2'' x 12' 6'' (7.36m x 3.82m) Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drainer. Integrated oven, microwave and dishwasher. Central island with integrated Lamona hob, extractor hood over and breakfast bar. Two radiators, wood effect flooring, space for fridge freezer, glazed uPVC doors to rear gardens and separate door to:

Utility Room: 7' 8'' x 5' 6'' (2.34m x 1.68m) Fitted base/eye level wall units with worktop over and inset stainless steel sink/drainer. Space for washing machine and tumble dryer, radiator, wood effect flooring, part glazed uPVC door to side and internal door to:

Cloakroom: 5' 7'' x 4' 0'' (1.71m x 1.22m) Low level WC, pedal wash hand basin, wood effect flooring and heated towel rail.

Stairs to first floor landing: Radiator, access to loft space, cupboard housing pressurised hot water cylinder, central heating control and doors off to:

Bedroom 1: 15' 2'' x 12' 1'' (4.63m x 3.68m) max Radiator and door off to:

En Suite: 6' 7'' x 5' 2'' (2.00m x 1.58m) Suite comprising shower cubicle with rainfall shower, pedal wash hand basin and low level W.C. Heated towel rail and extractor fan.

Bedroom 2: 11' 8'' x 11' 11'' (3.55m x 3.64m) Radiator.

Bedroom 3: 12' 10'' x 11' 8'' (3.91m x 3.56m) plus recess Radiator and views of fields to front beyond the development.

Bedroom 4: 9' 11'' x 8' 9'' (3.01m x 2.67m) Radiator.

Family Bathroom: 8' 0'' x 6' 8'' (2.45m x 2.04m) Suite comprising panel bath, pedestal wash hand basin and low level flush W.C. Heated towel rail and extractor fan.

Garage: 17' 0'' x 8' 11'' (5.19m x 2.73m) Up/over door to front and light facility laid on.

Garden: At the front of the property the driveway is bordered by lawns and a paved path which leads to the front door and around to the rear of the property. At the rear the gardens include further lawns and a paved patio which links via double doors to the Dining Area.



















The vendors inform us that their energy bills are circa £130.00 per calendar month and this keeps the property at a constant 20 degrees Celsius all year round. The quoted cost of £130.00 per calendar month also includes their electric car charging costs.

Directions: From Oswestry town centre proceed down Gobowen Road arriving at the large roundabout on the A5/A483. At roundabout take 2nd exit signed Gobowen. Continue past the railway station, to the roundabout before taking the 4th exit onto Whittington Road.

Follow this road ahead and just before leaving the village, Fernhill Lane which leads to the development can be seen on the left hand side. Follow the road around to the left and into the development, where number 11 will be found on the left hand side, as identified by the agent's for sale board.

The air source heat pump is also located at the rear while there is an outside tap and electric car charging point at the side of the property.

EPC Rating: EPC Rating - Band 'B' (83).

Council Tax Band: Council Tax Band - 'E'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property is connected to mains electricity, water and drainage supplies.

Air Source Heat Pump: The property benefits from central heating being provided by an Air Source Heat Pump.

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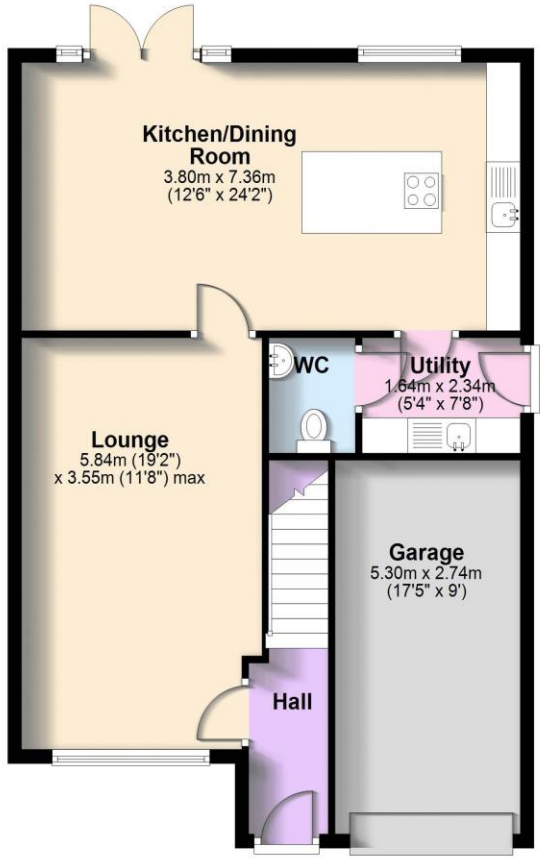
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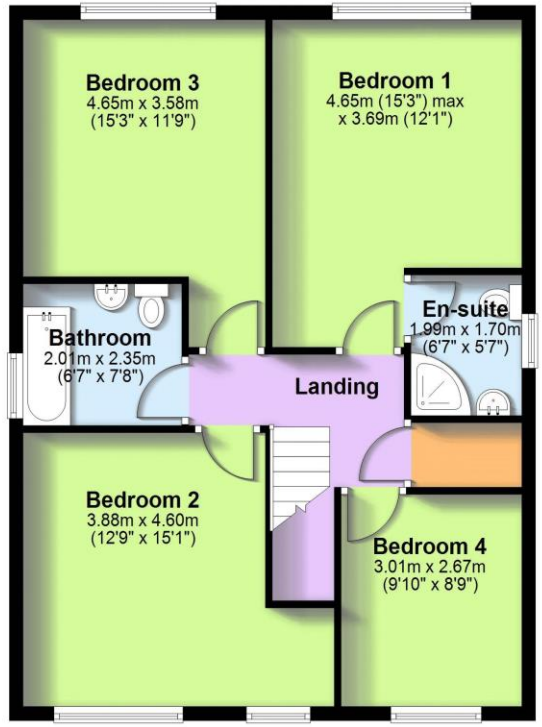
Ground Floor

Approx. 76.5 sq. metres (823.8 sq. feet)



First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



Total area: approx. 148.3 sq. metres (1595.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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