

11 Meadow Way Gobowen Oswestry SY11 3LY



3 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- EXTENDED & IMPROVED THREE BEDROOM DETACHED FAMILY HOME
- VERSATILE FAMILY ROOM- IDEAL FOR REMOTE WORKING OR PLAYROOM
- ENCLOSED REAR GARDEN WITH PATIO PERFECT FOR ENTERTAINING
- THREE WELL PROPORTIONED BEDROOMS, INCLUDING PRINCIPAL WITH WARDROBES
- SOUGHT AFTER VILLAGE LOCATION WITHIN WALKING DISTANCE OF AMENITIES
- SPACIOUS OPEN PLAN KITCHEN/ DINING ROOM WITH DOORS TO GARDEN
- LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR SEVERAL CARS
- MODERN FITTED KITCHEN WITH INTEGRATED DISHWASHER AND UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- ENERGY PERFORMANCE CERTIFICATE ' '



*** THREE BEDROOM DETACHED FAMILY HOME ***

An opportunity to purchase this three bedroom detached family having been extended and much improved providing spacious and versatile living accommodation perfect for growing family.

Occupying an enviable position in the heart of the self sufficient village of Gobowen having ease of access to a wealth of local amenities and transport links perfect for commuters.

Briefly comprising of entrance hall, lounge, family room/ study, kitchen/ dining room, utility room, cloakroom. three bedrooms and bathroom.

Having benefit of has central heating, driveway with ample off road parking, double glazing, front garden and enclosed good sized rear garden.

Viewings essential.

Property details

LOCATION

Gobowen is a thriving and well-connected village on the outskirts of Oswestry, offering an excellent range of everyday amenities including a supermarket, pharmacy, primary school, public houses, cafés and local shops. The village is particularly well served by transport links, with Gobowen railway station providing direct services to Shrewsbury, Chester and Birmingham, while the nearby A5 offers convenient access to North Wales, Wrexham and the wider Midlands motorway network. The village is also home to the renowned Robert Jones and Agnes Hunt Orthopaedic Hospital. Surrounded by beautiful Shropshire countryside yet offering excellent commuter connections, Gobowen is a popular choice for families, professionals and those seeking village living with modern convenience.

ENTRANCE HALLWAY

With door leading into the entrance hall, staircase leads to the first floor landing. Doors leading off

LOUNGE

With bay window to the front aspect, tiled flooring. TV and media point. Radiator, leading into,

KITCHEN/DINING ROOM

Naturally well lit with two windows to the rear aspect, French doors and further door leading into the Rear Garden. Fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated dishwasher with matching fascia panels, space for American style fridge freezer, door opening to understairs storage cupboard. Radiator.

UTILITY ROOM

With work surface and space below for washing machine and tumble dryer. Door leading into,

CLOAKROOM

With window to the side aspect, wc and wash hand basin.

FAMILY ROOM/ STUDY

With window to the front aspect. Radiator

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing, window to the side aspect, access to loft space, door opening to airing cupboard. Doors leading off,

BEDROOM 1

With window to the rear aspect, range of built in wardrobes with mirrored doors. Radiator,

BEDROOM 2

With window to the front aspect. Built in storage cupboard. Radiator,

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over and tiled walls, wc and vanity unit with wash hand basin. Heated towel rail, tiled flooring.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several vehicles and area laid with lawn.

Side access leads into the rear garden. The rear garden has a paved patio area perfect for entertaining with friends and family. Largely laid with artificial lawn, raised flower borders with a range of established shrubs. Enclosed with fencing.

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 mains electric, gas, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would 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](https://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

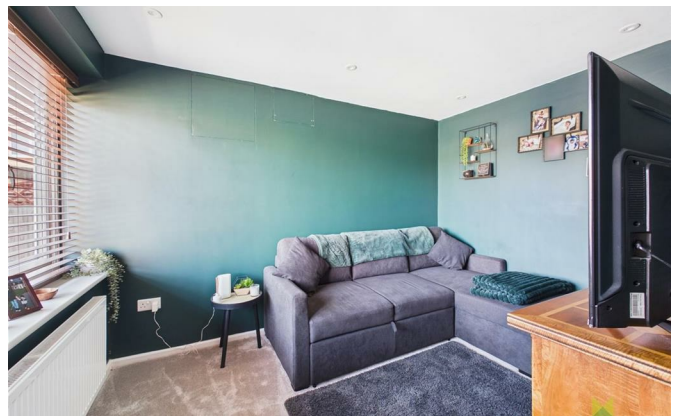
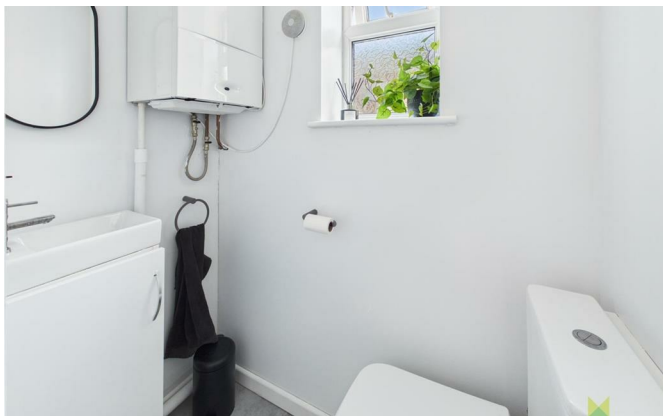
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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