

41 Meadowbrook Court Twmpath Gobowen Oswestry SY10 7HD



2 Bedroom Bungalow
Offers In The Region Of £115,000

The features

- IMPRESSIVE RETIREMENT BUNGALOW
- ENVIABLE POSITION ON PURPOSE BUILT ESTATE
- OPEN PLAN LIVING/ DINING ROOM
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR COURTYARD GARDEN
- OFFERING INDEPENDENT LIVING
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- NO ONWRD CHAIN



*** SPACIOUS 2 BEDROOM RETIREMENT BUNGALOW ***

An opportunity to purchase this deceptively spacious 2 bedroom retirement bungalow occupying an enviable position on this purpose built development which offers close care facilities if required.

Situated within its own grounds in a beautiful semi rural setting and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

Affording independent living accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Conservatory, Kitchen, large Double Bedroom and additional Bedroom/Dining Room.

Having the benefit of driveway providing off road parking, and enclosed rear garden.

Viewings essential

Property details

LOCATION

Meadowbrook Court is ideally situated in Gobowen on the outskirts of Oswestry. Situated within its own grounds in a beautiful semi rural setting and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. The nearby village of Gobowen has a number of facilities including orthopaedic hospital, convenience store, public houses, primary school and main line railway,

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Doors opening to airing cupboard and further storage cupboard, further doors leading off,

LOUNGE/ DINING ROOM

A spacious room with window to the front and side aspect. Coved ceiling, TV and media points. Doors leading off,

KITCHEN

Fitted with a range of matching base and wall units with work tops over providing a good amount of cupboard and drawer space, sink unit with mixer tap, built in fridge/freezer, space for a washing machine, four ring electric hob and cooker with extractor hood over, double glazed window to the front elevation, coving to the ceiling.

CONSERVATORY

With windows looking out over the Rear Enclosed Garden, polycarbonate roof, electric fan, carpet flooring and French doors leading out to the patio garden

BEDROOM 1

A good sized double room with window to the front aspect overlooking the landscaped communal gardens, coving to the ceiling, fitted double wardrobe with hanging rail and shelving.

BEDROOM 2

With window to the side aspect. Coved ceiling.

BATHROOM

With a suite comprising wash hand basin, WC, fully tiled shower area with non slip floor and shower, bath with electrically operated bath chair, half tiled walls, heater, and light.

GARAGE

With internal door from the Hall. With electrically operated door to the rear elevation, power and light points, shelving and controls for the heating.

OUTSIDE

The garden is paved for ease of maintenance and has raised borders which are planted with various species. The garden is walled for privacy and has a patio area, an access gate to the rear driveway.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, with 69 years remaining on the lease. There is a service charge of approximately £560 per calendar month payable. The property is also subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years.

This will need to be verified with your solicitor during pre contract enquires.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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 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

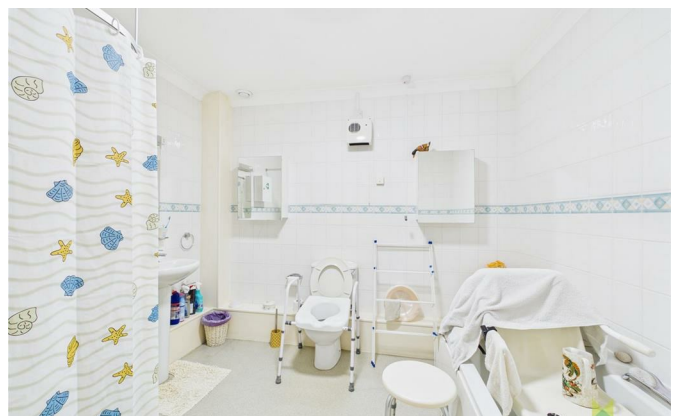
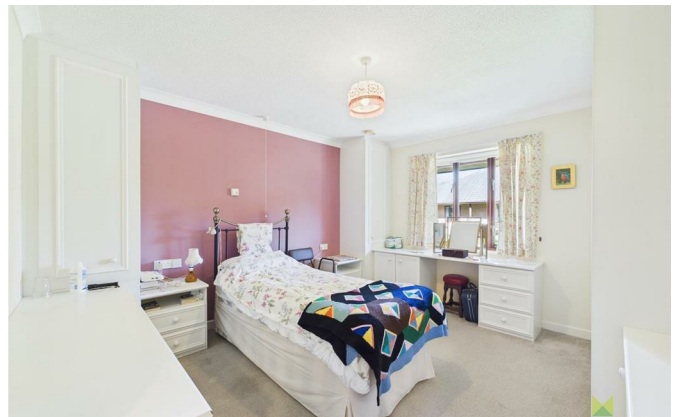
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

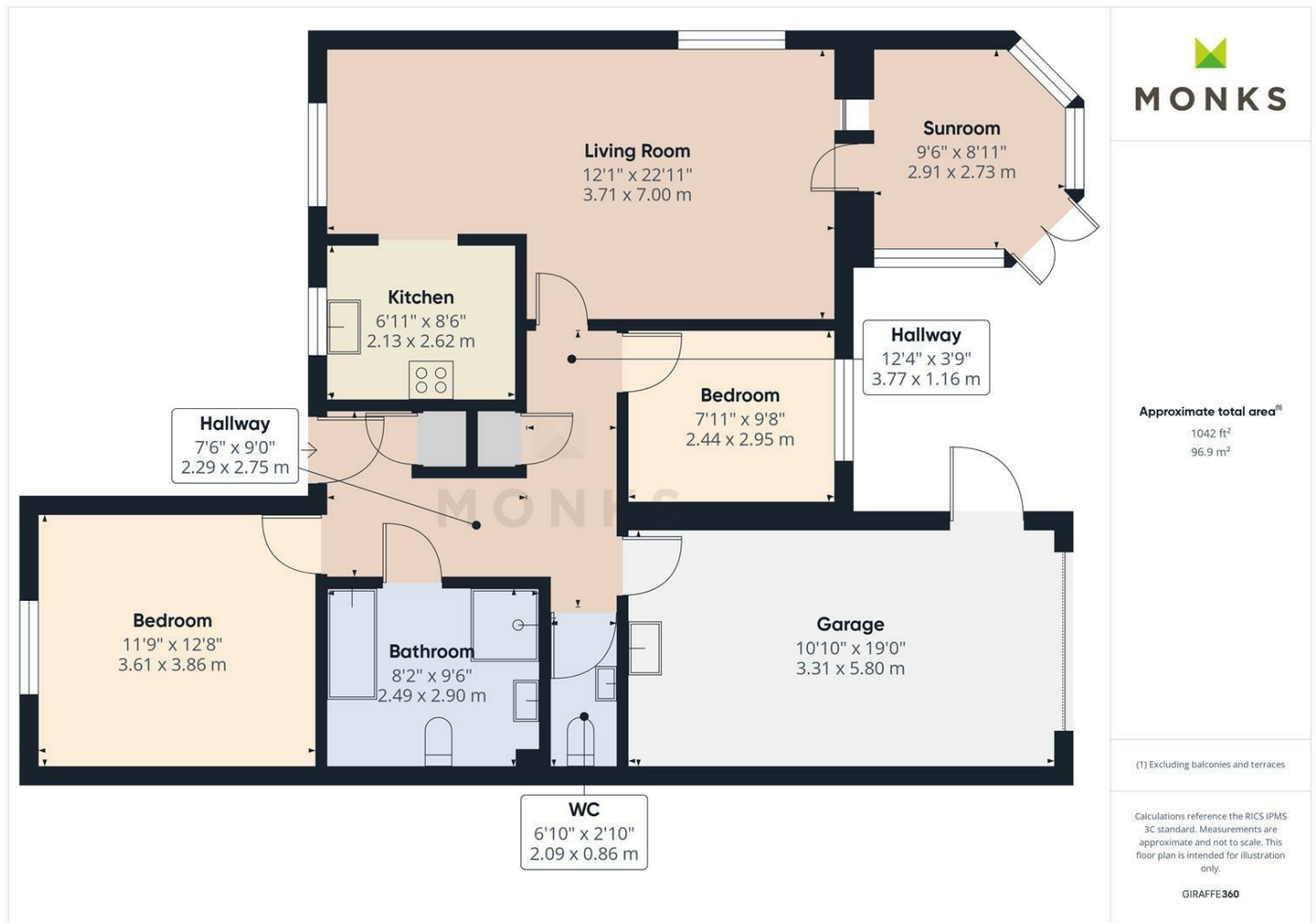
NEED TO CONTACT US

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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Offers In The Region Of £115,000





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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 | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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