New House Old Whittington Road Gobowen

SY11 3JL

MONKS

2 Bedroom House - Detached
Offers In The Region Of £250,000

The features

- BRAND NEW FAMILY HOME
- SPACIOUS LOUNG WITH BAY WINDOW
- UTILITY AND CLOAKROOM
- FURTHER BEDROOM AND NURSERY
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION
- OPEN PLAN KITCHEN/ DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENERGY PERFORMANCE RATING

***** FABULOUS BRAND NEW HOME *****

An opportunity to purchase this two bedroom detached family home offering versatile living accommodation for the growing family and todays modern living.

Occupying an enviable position in the heart of the self sufficient village of Gobowen with ease of access to a wealth of local amenities and local transport links including railway station and the A5 / M54 motorway network being perfect for commuters.

Briefly comprising of Entrance Hallway, Lounge, Open Plan Kitchen/ Dining Room, Utility Room, Cloakroom, Principal Bedroom with En suite, Double Bedroom, Study/ Nursery and Family Bathroom.

Having benefit of double glazing, driveway with off road garden and easy maintenance rear garden.

Viewings essential

Property details

LOCATION
The property occupies an enviable position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry 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. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

ENTRANCE HALL
Entrance door leads into the Entrance Hall with staircase leading to the First Floor Landing. Door opening to under stairs storage cupboard. Electric heater, doors leading off,

LOUNGE
Well lit with bay window to the front aspect and further window allowing plenty of light. Electric heater.

KITCHEN/ DINING ROOM
The kitchen has not yet been completed and is in the stages of being fitted. Once complete the kitchen will comprise of a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level, integrated oven/ grill with inset four ring electric hob and extractor hood over. Further range of matching wall mounted units. Fully glazed doors leading out to the Rear Garden, window to the rear aspect and door leading into,

UTILITY ROOM
One and a half bowl drainer sink set into base level units, space for washing machine and further door leading into,

CLOAKROOM
With window to the rear aspect. WC and wash hand basin, Tiled flooring.

FIRST FLOOR LANDING
With window to the side aspect. door opening to airing cupboard.

PRINCIPAL BEDROOM
Well lit with two velux windows to the rear aspect. Electric heater, door leading into,

EN SUITE
The en suite has not yet been completed and is in the stages of being fitted. Once completed the room will comprise of shower cubicle with shower head over, WC and wash hand basin.

BEDROOM 2
With window to the front aspect. Electric heater

NURSERY/ STUDY
With window to the front aspect. Electric heater

BATHROOM
With suite comprising of panelled bath with tiled walls. WC and wash hand basin with complimentary tiled splashback.

OUTSIDE
To the front of the property there is a driveway with ample off road parking. Raised flower beds and side access gate to the Rear Garden. The Rear Garden has been laid with gravel for ease of maintenance and enclosed with fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries. We are advised there is a 10 year warranty provided.

SERVICES
We are advised that mains electric, water and drainage are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band 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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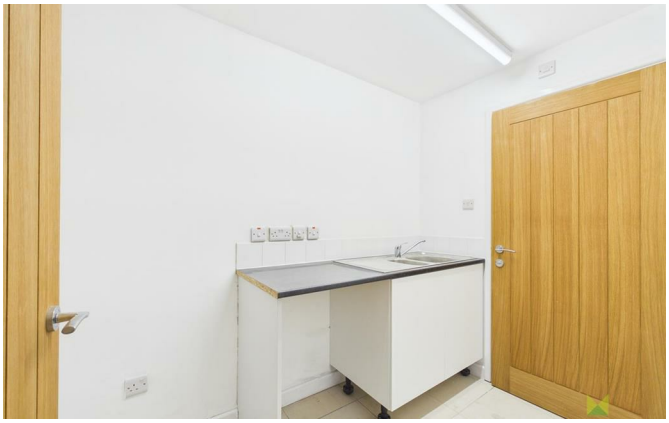

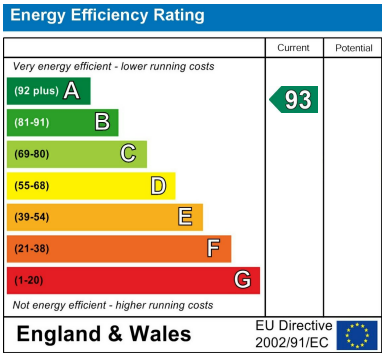

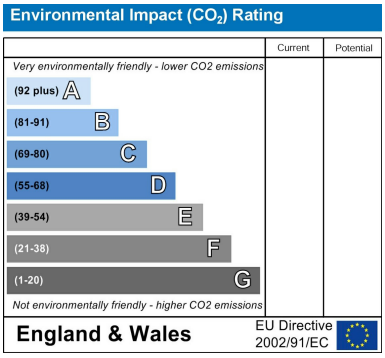

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.