

# Town & Country

Estate & Letting Agents



**The Sidings Station Road, Gobowen, SY11 3JS**

**Offers In The Region Of £385,000**

**NO ONWARD CHAIN!!** In a 'tucked away' position in the charming village of Gobowen, Oswestry, this delightful detached house presents an exceptional opportunity for those seeking a perfect family home. With its individual design and non-estate location, this property stands out for its spacious and well-laid-out modern interior, which is both bright and inviting. Boasting four generously sized bedrooms, this home provides ample space for family living.

The two reception rooms offer versatility, making them ideal for entertaining guests or enjoying quiet family evenings. The two bathrooms ensure convenience for all, catering to the needs of a busy household. One of the standout features of this property is the extensive parking available for up to seven vehicles, along with a garage, making it perfect for families with multiple cars or those who enjoy hosting visitors. The good-sized wrap around garden offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply relaxing in the fresh air. Situated in a convenient location, this home is close to local amenities, ensuring that everything you need is just a stone's throw away. With no onward chain, this property is ready for you to move in and make it your own. In summary, this detached house on Station Road is an ideal choice for families seeking a spacious, modern home with plenty of parking and a lovely garden. Don't miss the chance to view this superb property and make it your own.

### 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 the property will be found on the right hand side set back off the road just before the Victorian terraced homes.

### Accommodation Comprises:

The property was constructed approximately ten years ago to create a very comfortable family home. The attention to detail and space available is superb and offers bright, well laid out rooms perfect for those wanting space. Located just on the edge of the village of Gobowen, all amenities are close by including schooling, rail links, shops and roads links to larger towns and cities. The current owners already have a property to move to enabling a smooth, hassle free purchase of this lovely home.

### The Hallway



The spacious, bright hallway has wood flooring, a radiator, spot lighting and stairs leading off to the first floor. A door leads out to the front with a glazed side panel, doors lead to the lounge, sitting room, cloakroom and kitchen and an under stairs cupboard provides good storage.

### Lounge 16'7" x 11'7" (5.06m x 3.55m)

The good sized lounge has a window to the side, a bay window to the front, an inset 'AGA' log burning stove with tiled hearth and two radiators.

### Sitting Room 11'7" x 9'1" (3.55m x 2.79m)



The sitting room is a very versatile space and has wood flooring, a radiator and double French doors leading out to the rear garden.

### Kitchen/Dining Room 22'9" x 11'3" (6.95m x 3.44m)



The open plan kitchen/dining room is the real heart of this lovely home and is perfect for entertaining and cooking. Having a window to the front, a window to the rear and two radiators, a good range of fitted wall and base units with extensive cupboards, pan drawers and storage, one and half sink bowl and mixer tap, an induction ceramic hob with chimney style extractor fan over and work tops with upstands and a glass splashback. There is an eye level double oven with a microwave and grill, an integrated dishwasher, vinyl flooring and spot lighting. A door leads through to the utility.

### Additional Photo



### Additional Photo



### Additional Photo



### Cloak Room



The cloak room has a window to the front, a w/c, a wash hand basin on a vanity with a mixer tap over, a radiator and wood floor.

**Utility Room 6'6" x 12'1" (2.00m x 3.70m)**



The utility room has a window to the side, a part glazed door to the rear leading out to the garden, vinyl flooring and a radiator. Fitted with base and larder units with work surfaces over, plumbing for a washing machine and a stainless steel sink with mixer tap. A boiler cupboard off houses the boiler and hot water cylinder.

## Landing



The bright landing has a window to the front, a radiator and a loft hatch. Doors lead to the bedrooms and the family bathroom.

## Bedroom One 11'3" x 15'1" (3.43m x 4.61m)



The first double bedroom has a window to the front, a radiator, a window to the side and fitted wardrobes and mirror. A door leads through to the en suite.

## Additional Photo



## En-Suite 8'10" x 7'2" (2.71m x 2.20)



The en-suite has a window to the rear, a shower cubicle with mains shower, wash hand basin on a vanity with a mixer tap over, w/c and a radiator. Tiled floor, heated towel rail, spot lighting and an extractor fan.

## Bedroom Two 11'7" x 9'2" (3.54m x 2.80m)



The second double bedroom has a radiator and a window to the rear overlooking the rear garden.

**Bedroom Three 11'6" x 10'0" (3.53m x 3.07m)**



The third double bedroom has a window to the front and a radiator.

**Bedroom Four 11'7" x 6'2" (3.54m x 1.88m)**



The fourth bedroom has a window to the side, a radiator and wood flooring.

**Family Bathroom 9'2" x 5'9" (2.80m x 1.76m)**



The well appointed family bathroom has a Velux window, heated towel rail, paneled bath with mixer

taps and mains powered shower over with glass screen, wash hand basin on a vanity with mixer taps over, w/c, a radiator and tiled floor. Part tiled walls, spot lighting and an extractor fan.

**To The Outside**

**Garage 8'0" x 18'3" (2.44m x 5.58m)**



The garage is currently divided into two areas with the rear area having shelving and a door to the side. To the front there is an up and over door, power and lighting.

**Front Garden**



To the front of the property is a long gravelled driveway with parking and turning area leading to the property and the garage. There is a covered log store area to the side of the property and a covered porch with lighting leading to the front door.

## Rear Garden



The good sized South facing rear garden and courtyard wraps around the property and has an Indian stone patio located both off the kitchen and the sitting room. There is a canopy over the French doors to the side with lighting, extensive lawned area with shrubbed flower beds, fence panelling to the boundaries making it ideal for children and pets, an outside tap, two additional patio areas and a side storage shed behind the garage.

## Additional Photo



## Additional Photo



## 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.

## 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.

## 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.

### **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.

### **Town and Country Services**

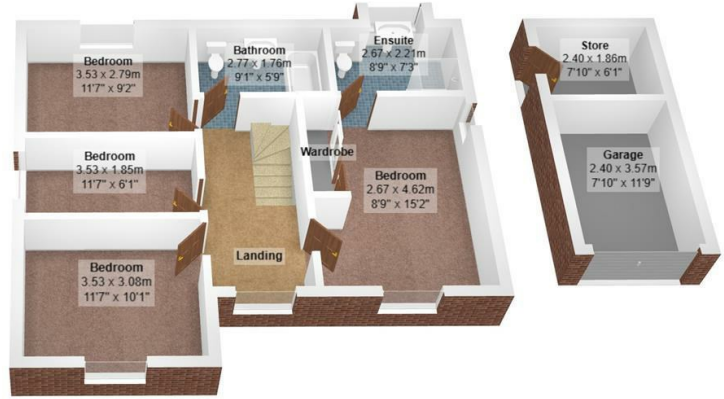
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

# Floor Plan

The Sidings, Station Road, Gobowen, SY11 3JS



Ground Floor



First Floor

Total Area: 142.6 m<sup>2</sup> ... 1535 ft<sup>2</sup> (excluding store, garage)  
 All measurements are approximate and for display purposes only

# Area Map



# Energy Efficiency Graph

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		80	83
		EU Directive 2002/91/EC	

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