



**FOR SALE**

**£295,000**

89 Old Chirk Road, Gobowen,  
Oswestry, Shropshire, SY11 3NT

This immaculate detached four bedroom family home offers spacious accommodation warmed by gas fired central heating and benefits from UPVC double glazing. The accommodation comprises; Reception Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility, First Floor Landing, Bedroom One with En Suite, Three further Bedrooms, Bathroom, Garage, Ample Parking.



Oswestry (3.5 miles) Wrexham (12 miles) Shrewsbury (20 miles)  
Train Station - A Short Walk  
All distances approximate.



- Detached House
- Garage and Gardens
- Convenient Location
- Train Station in Village
- Countryside Walks Nearby
- Viewing Recommended

## LOCATION

Gobowen enjoys village facilities including convenience store, public houses, primary school, main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. Large shopping and leisure facilities are available in Oswestry some 3.5 miles distant and A5 gives easy access to Shrewsbury, Telford and The Midlands and Wrexham, Chester and the North West. The mainline station in Gobowen gives direct links to Shrewsbury, Telford, Wolverhampton and Birmingham.

## DIRECTIONS

In Gobowen proceed over the level crossing and take the first turn off the roundabout towards Chirk. Proceed approximately 300 yards turning left at the Church, turn right at the T junction, and proceed down this lane whereby the property will be viewed located.

## COVERED ENTRANCE PORCH

With UPVC double glazed door leading into:

## RECEPTION HALL

With staircase leading to the first floor landing with feature arched window, understairs storage cupboard.

## CLOAKROOM

Comprising a two piece suite providing a low flush WC and wash hand basin set within vanity unit, UPVC double glazed window to the front elevation, cloaks hanging area.

## LOUNGE

20'4" x 12'6" (6.20m x 3.80m)

A dual aspect room with UPVC double glazed windows to the front and rear elevations, electric fire on a marble hearth and with fire surround and timber mantle.

## DINING ROOM

12'2" x 8'10" (3.70m x 2.70m)

With UPVC double glazed French doors leading out to the Gardens.

## KITCHEN BREAKFAST ROOM

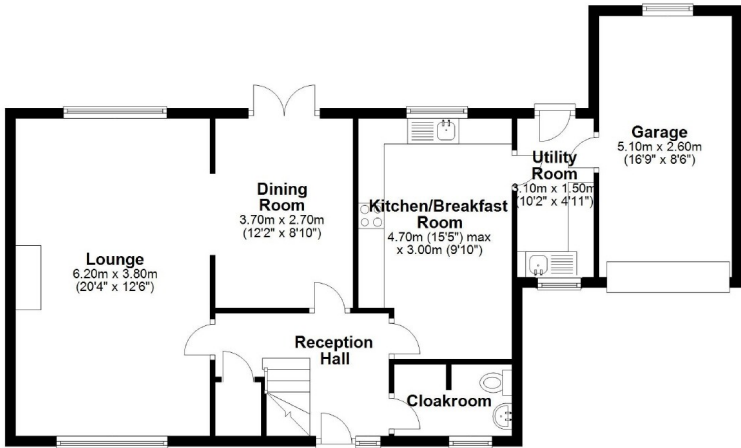
15'5" x 9'10" max (4.70m x 3.00m max)

Comprising a comprehensive range of fitted base and wall units with worktops over providing a good amount of cupboard storage and drawer space, fitted double oven and



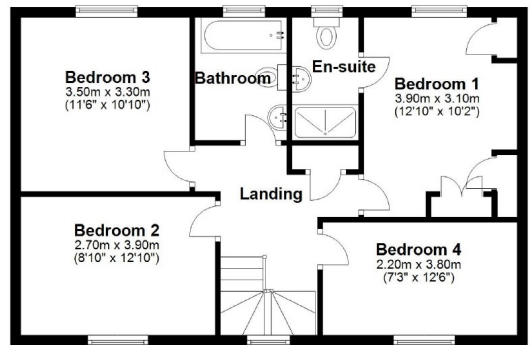
**Ground Floor**

Approx. 78.4 sq. metres (844.3 sq. feet)



**First Floor**

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 139.6 sq. metres (1502.3 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



grill, four ring hob, integrated fridge, one and a bowl sink unit with drainer to the side and mixer tap, space for table, radiator, UPVC double glazed windows to the rear and side elevations.

#### UTILITY ROOM

10'2" x 4'11" (3.10m x 1.50m)

Comprising base and wall units for storage, sink unit, space for appliances, UPVC double glazed window to the front elevation, UPVC double glazed door leading out to the Gardens, door into Garage.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM ONE

12'10" x 10'2" (3.90m x 3.10m)

With UPVC double glazed window to the rear elevation, door into:

#### ENSUITE SHOWER ROOM

Comprising a three piece suite providing a low flush WC, wash hand basin, shower unit, UPVC double glazed window to the rear elevation.

#### BEDROOM TWO

8'10" x 12'10" (2.70m x 3.90m)



With UPVC double glazed window to the front elevation.

#### BEDROOM THREE

11'6" x 10'10" (3.50m x 3.30m)

With UPVC double glazed window to the rear elevation.

#### BEDROOM FOUR

7'3" x 12'6" (2.20m x 3.80m)

UPVC double glazed window to the front elevation.

#### BATHROOM

Comprising a three piece suite in white providing a bath, wash hand basin set within vanity unit, UPVC double glazed window to the rear elevation.

#### GARDENS AND GROUNDS

From the cul de sac level a tarmacadam drive leads to the front of the property and front of the garage providing ample parking. To the side of the garage double gates provides access and additional parking. The front garden is laid to lawn for ease of maintenance. The rear garden benefits from a paved patio area, ideal for outside dining.



There are two lawn areas which are designed for ease of maintenance and a pebble area for pots and plants.

### **GARAGE**

16'9" x 8'6" (5.10m x 2.60m)

With doors to the front elevation and window to the rear.

### **TENURE**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

### **LOCAL COUNCIL**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

### **VIEWINGS**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320. Due to Covid-19 if viewings take place, these can only commence adhering to strict social

distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

### **HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

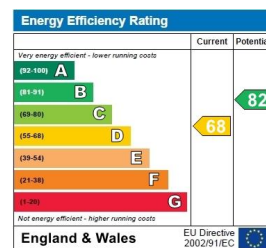
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



**01691 670 320**

**Oswestry office:**  
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB  
E. oswestry@hallsgb.com



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