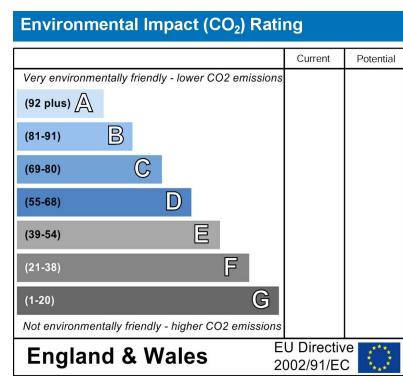
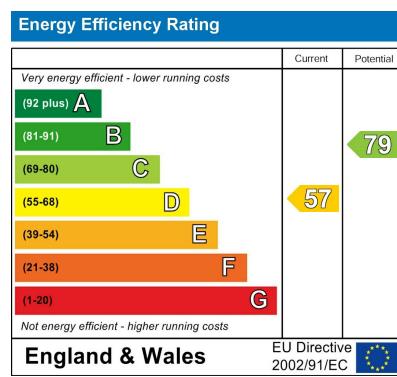




39 Meadowbrook Court Twmpath Lane, Oswestry, SY10 7HD Price guide £65,000

WITH NO CHAIN - WOODHEADS are delighted to present this one bedroom semi detached retirement bungalow to the sales market. This property boasts a living/ dining room, conservatory, kitchen, bedroom, wet room and parking. Situated within a purpose built development with additional on site care facilities if required, benefiting from both a private enclosed rear courtyard and being surrounded by mature communal gardens. Viewings are highly recommended.



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12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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LOCATION

Gobowen lies on the A5/A483 roads between London and Holyhead. The village has regular bus links with Oswestry, St Martins, Ellesmere and Wrexham.

The railway station is served by Arriva Trains Wales with regular trains connecting to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

The village has shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal.

The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. In 1919 funds and premises became available and the hospital transferred to the hospital section of a former army camp at Park Hall. Much progress has been made since that time both with vast new buildings and pioneering medical treatments.

DIRECTIONS

From our office in Leg Street, continue onto Beatrice Street. Keep left to traffic lights and continue towards Gobowen. At round about take the third exit onto Twmpath Lane and turn left sign posted 'Meadowbrook Care Centre', following the road along and the property is on the right hand side.

ENTRANCE

Wood and double glazed door leading into:

ENTRANCE HALL

With access to loft space, coving, panic alarm, built in cupboard and doors to the accommodation.

LIVING/ DINING ROOM

6.68m x 4.14m (21'11 x 13'7)

The living area has a feature fireplace with wooden surround and marble effect hearth, television aerial point, telephone point, coving, double glazed window to the front and side aspect and a wood and glazed door leading into the conservatory. Opening into:



KITCHEN

2.41m x 2.13m (7'11 x 7)

The kitchen has a range of fitted units, worktop surfaces, integrated oven with microwave over, integrated four ring electric hob with cooker hood over, stainless steel sink, part tiled walls, plumbing for washing machine, space for under counter appliance, coving and a double glazed window to the front aspect.



CONSERVATORY

9'6 x 8'10

The conservatory is of wood and double glazed construction with a poly carbonate roof, ceiling fan, power and lighting supplied and wood and double glazed double doors leading out to the rear courtyard.



BEDROOM ONE

3.99m x 3.94m (13'01 x 12'11)

The bedroom has a fitted double wardrobe with mirrored doors, and built in wardrobe, coving, telephone point and a double glazed window to the rear aspect.



WET ROOM

2.95m x 2.36m (9'08 x 7'09)

The wet room has a white suite comprising: panelled bath with chair lift, WC, pedestal wash hand basin, wall shower with seat, part tiled walls, shaver socket/ light, coving, ceiling light/ heater and a double glazed window to the front aspect.



EXTERNAL

FRONT

With a pathway leading to the front door and access to the communal gardens.

REAR

Paved for ease of maintenance with a raised bed, brick wall and a stable door to the parking space.

PARKING

There is a hard standing driveway for a vehicle.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Leaseholder being Leebrook Lodge, approximately 74 years remaining (TBC)

There is an annual ground rent and service charge combined of £4900.00 these fees include the maintenance of the communal areas, the up keep of the grounds surrounding the property and allocated cleaning. The building insurance is £80.00 per annum.

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage, electric heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'. We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.