

Town & Country

Estate & Letting Agents



1 Walnut Croft Whittington Road, Gobowen, SY11 3JJ

Offers In The Region Of £249,950

AN ABSOLUTE SHOWSTOPPER WITH NO ONWARD CHAIN!!! Town and Country are delighted to introduce to the market this stunningly renovated and presented two bedroom semi-detached bungalow. The accommodation boasts two Double Bedrooms with original feature cast iron fireplaces, an open Living Area with a stone fireplace, an elegant, modern designed kitchen/dining room with high end Bosch integrated appliances, a utility room, a modern Family Bathroom with bath and shower and an enclosed, lawned private rear garden with a gravel driveway for off-road parking. Viewings are highly recommended to appreciate this property.

Directions

From our Oswestry office proceed out of town onto the Gobowen Road. At the roundabout take the second turning towards Gobowen and proceed into the village. At the main roundabout take the third exit onto Whittington Road. Follow the road along where the property will be found on the left hand side.

Entrance Hall 20'3" x 3'4" (6.19m x 1.02m)

The bright entrance hall has a uPVC front door with tiled flooring, solid oak interior doors throughout, radiator, ceiling lighting and doors leading into the lounge, bedrooms, bathroom and the kitchen.

Living Room 11'8" x 13'5" (3.58m x 4.10m)



A light, spacious room with a South facing window to the front, radiator, brand new log burner, with a stone fireplace and hearth and a TV aerial.

Additional Photograph



Double Bedroom One 11'1" x 12'11" (3.40m x 3.96m)



A double bedroom with a window to the front, radiator, feature working open cast iron fireplace and a TV aerial.

Double Bedroom Two 11'1" x 13'11" (3.38m x 4.25m)



The second double bedroom has a window to the rear overlooking the garden, radiator, feature open working cast iron fireplace and a TV aerial.

Kitchen/Dining Room 19'11" x 11'8" (6.09m x 3.58m)



The truly show stopping kitchen is a cooks delight and has a high end range of soft closing base and

wall units in Charcoal with a white quartz worktop over, a range of integrated Bosch appliances such as, fridge-freezer, dishwasher, electric oven with four ring induction hob with glass splashback set into the chimney breast. There is also a grey one and a half sink with mixer tap and a large window to the side, vertical radiator, ceiling spot lights, under-unit lighting and vinyl flooring. A uPVC partially glazed door leads out to the side to access the rear garden and front driveway.

Additional Photograph



Additional Photograph



Utility 5'5" x 5'9" (1.66m x 1.76m)



Having a window to the rear, plumbing and space for a washing machine, room for a dryer, wall mounted new combination boiler, ceiling spots lights, porcelain floor tiles and a radiator.

Bathroom 8'0" x 6'10" (2.44m x 2.10m)



This luxury Bathroom benefits from a Grohe suit including an oval shaped panel bath with mixer tap over, screen and tile surround, wash hand basin with a mixer tap over, low-level W/C, heated towel rail corner shower cubicle with a fitted shower, window to the rear, spotlights, loft hatch and vinyl flooring.

Front Garden



The property is approached from the road over a gravel driveway providing parking for two vehicles, partially laid to lawn either side of the driveway with maturing laurel hedging to either side. A paved pathway leads to the front door and take you round to the rear garden.

Additional Photograph



Additional Photograph



Rear Garden



The rear garden is lawned, and has a patio area all enclosed with hedging.

Additional Photograph



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, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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 B.

Services

The agents have not tested the appliances listed in the particulars.

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.

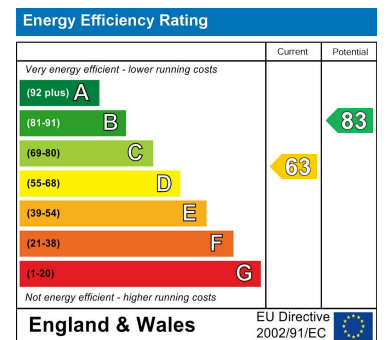
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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