

Town & Country

Estate & Letting Agents



33 Perry Road, Gobowen, SY10 7BX

Offers In The Region Of £235,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, versatile semi detached family home offering three good sized bedrooms, bright living accommodation with views over the village, driveway parking for several vehicles and a single garage. The flexible rooms allows for single storey living while still being ideal for families and those wanting three bedrooms. There is also plenty of room to extend the property if required. The gardens are also a good size and are very private. Located on the edge of Gobowen in a particularly well regarded part of the village, all amenities are close at hand including a train station with connections to London.

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 proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road and at the dip turn right onto Perry Road where the property will be seen on the right hand side after about 500 metres.

Accommodation Comprises

Entrance Hall

With a double-glazed main door and side panel, including decorative windows. Room for shoe and coat storage. Leading into the Lounge / Dining Room.

Lounge/Dining Room 22'11" x 11'9" (7.00m x 3.60m)



The spacious open-plan living and dining area, is great for family gatherings. The lounge area has a focal electric fire on an oak hearth for cosy winter evenings. The windows to the rear have a full length, built in oak window seat from which to enjoy the view across the fields behind. Good sized radiator and glazed, solid wood door to the inner hall.

Additional Photograph



Inner Hall

With stairs down to the ground floor bedrooms and doors leading to the lounge, kitchen, cloakroom and the bedroom.

Kitchen 7'10" x 10'5" (2.40m x 3.20m)



The well-appointed kitchen is fitted with a good range of base and wall units, with plenty of solid wood work surface over. Appliances include a ceramic one-and-half sink with mixer tap, electric oven, induction hob, chimney extractor fan, integrated fridge/freezer and integrated dishwasher. Having vinyl flooring, large window looking out to the front lawn area and a glazed door leading to the utility and garage areas.

Additional Photograph



Side Entrance Hall/ Utility

Separate utility space between the kitchen and garage, perfect for additional storage, with a door to the front garden and door to the garage.

Bedroom Three 11'9" x 9'2" (3.60m x 2.80m)



A very versatile space that could be used as a double bedroom or second reception room. A large window to the rear overlooks the back garden and views beyond. The room includes a radiator and built in double wardrobe and additional wall cupboard.

Upstairs Cloakroom



The modern cloakroom has a W/C and wall mounted wash hand basin with a mixer tap, heated towel rail, with part tiled walls and tiled floor and window to the side.

Lower Hallway



The lower hallway has a part glazed door leading to the gardens, oak flooring, and doors leading to the bedrooms and main bathroom. Also including a radiator and a useful under stairs cupboard.

Bedroom One 16'0" x 9'10" (4.90m x 3.00m)



A good sized master bedroom with a radiator and window overlooking the rear garden area by the pond.

Bedroom Two 10'2" x 6'10" (3.10m x 2.10m)



Having a window to the rear overlooking the rear garden and radiator.

Bathroom



The modern beautifully appointed bathroom is fully underfloor heated and has a wet room shower area

and freestanding bath. There are mixer taps on the wall hung wash hand basin and bath which has an integrated shower head. The main shower has a large waterfall head with additional flexible hose shower head. Having heated towel rail and extractor fan make this a luxurious bathroom space to enjoy.

Additional Photograph



Garage 16'8" x 9'6" (5.10m x 2.90m)

The good sized garage has an up and over door, wall mounted Worcester gas boiler, Solar Panel controls, multiple power points and lighting. There is also plumbing for a washing machine.

Rear Gardens

The rear garden is a fantastic feature of the property with lawns providing views towards the rear. The garden benefits from mature structured raised beds with established fruit trees, a herb garden, a pond and a large patio area; the perfect place to entertain throughout the summer. There is also a pergola across the rear, ideal for growing climbers, and currently has a mature grape vine that produces fruit annually. There are steps down to the small brook that runs alongside the bottom of the garden.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Garden Storage/Workshop



Accessed from the garden, there is a superb storage area running the length of the downstairs of the property, ideal for storing garden equipment or used as a workshop. The storage area has power, lighting and an outside tap.

Views



The property enjoys great views over the village and fields beyond.

Solar Panels

The property is fitted with discreet solar panels across the rear of the property. These are fully owned, and ownership will transfer to the buyer upon completion of the sale of the house. The solar panels generate an income that is paid quarterly.

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 C.

Services

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

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.

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 must 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

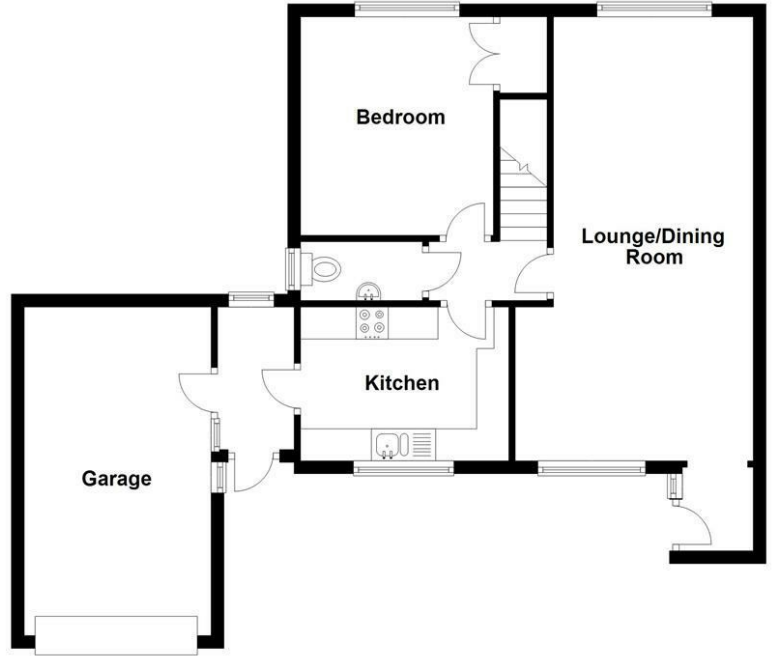
Lower Ground Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



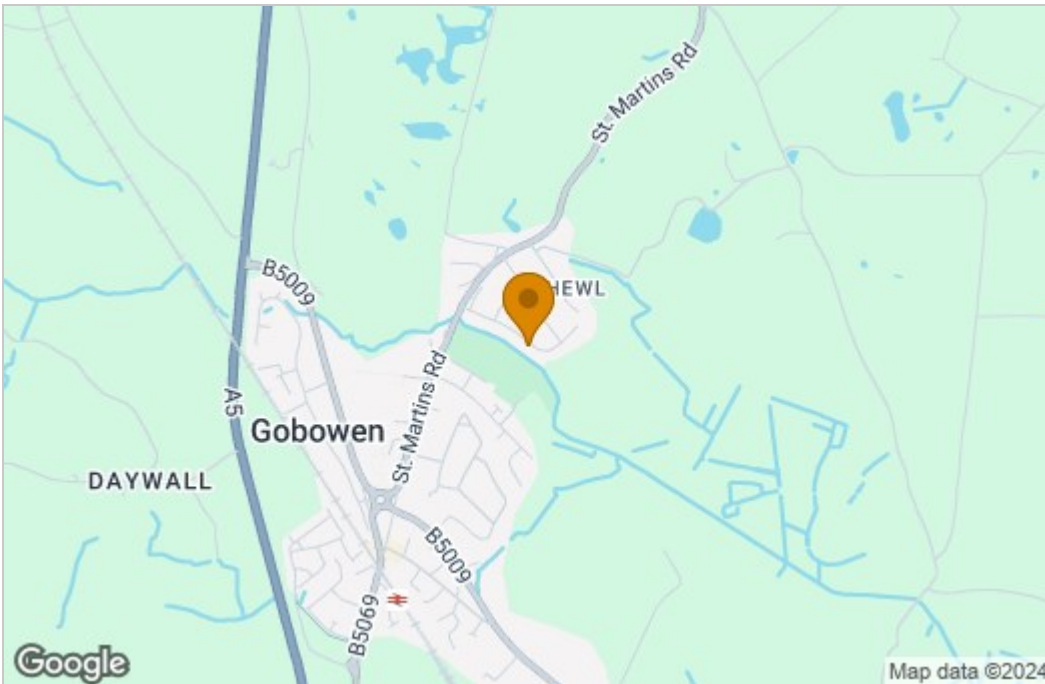
Ground Floor

Approx. 68.2 sq. metres (734.2 sq. feet)

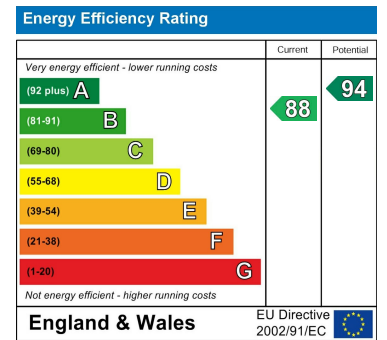


Total area: approx. 118.1 sq. metres (1270.8 sq. feet)

Area Map



Energy Efficiency Graph



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