

Town & Country

Estate & Letting Agents



18 Foxes Field, Gobowen, SY11 3PR

Offers In The Region Of £175,000

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this spacious end mews family home with two double bedrooms, good sized lounge, kitchen/ dining room, bathroom and cloakroom. The property is in a tucked away position in the popular village of Gobowen that has all daily amenities including a train station and good road networks. There are front and rear gardens along with Upvc double glazing and gas central heating. Oswestry town is a five minute drive away.

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. Take the first right onto Hammonds place and follow the road around to the right onto Foxes Fields where the house will be seen found on the right hand side.

Accommodation Comprises

Hallway

The hallway has a radiator, wall mounted gas boiler, part panelled walls, a window to the front, part glazed door to the front, stairs leading to the first floor, coved ceiling and doors leading to the kitchen and the lounge.

Kitchen/ Dining Room 11'11" x 8'1" (3.64m x 2.47m)



The kitchen is fitted with a good range of base and wall units with work surfaces over, stainless steel sink, part tiled walls, a window to the rear, cooker point, plumbing for a washing machine, vinyl flooring, radiator, space for a fridge/ freezer and a door leading to the rear lobby.

Rear Lobby

Having vinyl flooring, a part glazed door to the rear and an under stairs cupboard.

Lounge 16'7" x 10'10" (5.06m x 3.32m)



The good sized lounge has windows to the front and the rear, radiator, tv point and a focal fireplace with an electric fire.

First Floor Landing

Having a window to the rear and doors leading to the bedrooms and the bathroom.

Bedroom One 13'1" x 11'0" (4.00m x 3.36m)



A good sized double bedroom having a window to the front and a loft hatch.

Bedroom Two 11'0" x 8'2" (3.36m x 2.50m)



A second double bedroom with a window to the front and an airing cupboard and built in storage cupboard.

Bathroom



The bathroom has a panelled bath, part tiled walls, wash hand basin, radiator, vinyl flooring and a window to the rear.

Separate Cloakroom

The cloakroom has a window to the rear and a low level w.c.,

To The Front

To the front of the property there are lawned gardens and a pathway leading to the canopy porch and front door. A gate at the side gives access to the rear garden.

Rear Gardens



To the rear there is a brick built outhouse that adjoins the house offering good storage and utility area. The garden has a gravelled area with lawns beyond and fence/ hedge boundaries.

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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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 A.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

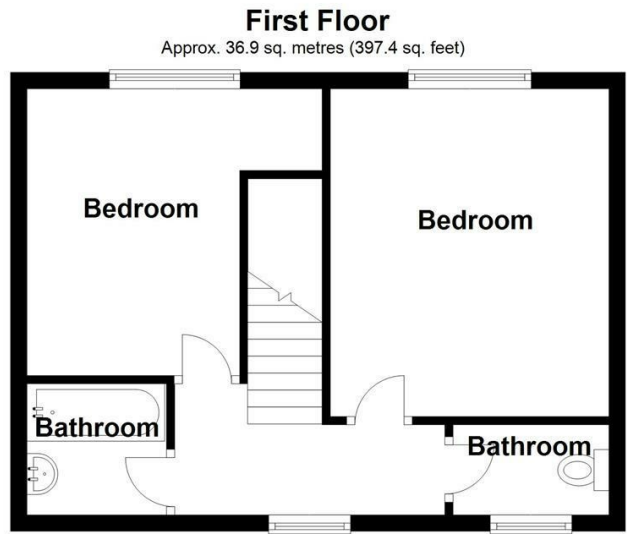
Saturday: 9.00am to 4.00pm

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.

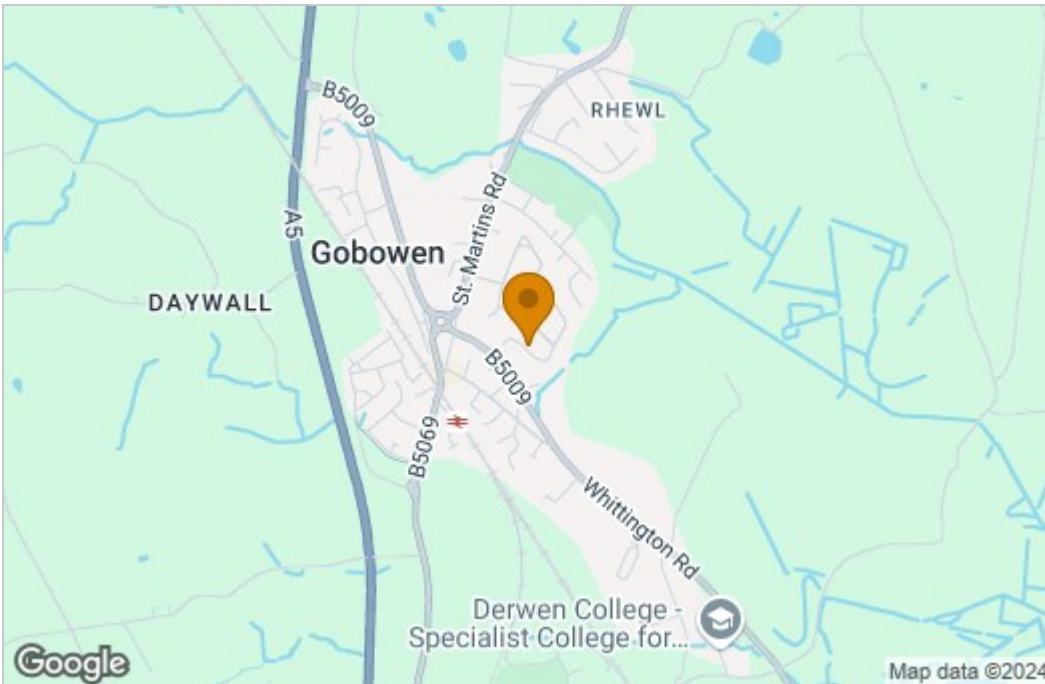
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

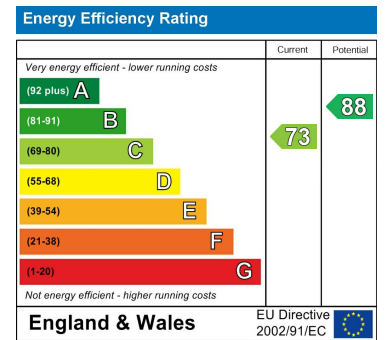


Total area: approx. 80.2 sq. metres (863.6 sq. feet)

Area Map



Energy Efficiency Graph



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