

# Town & Country

Estate & Letting Agents



**Ennismore By Pass Road, Gobowen, SY11 3NG**

**£289,000**

Welcome to this charming Victorian style semi-detached home located in the village of Gobowen. This property boasts space and character with a generous lounge/dining room, three bedrooms, ample parking and an enclosed private garden. With some characterful features retained and a generous living space, this property would make a lovely family home. Gobowen is well situated for local schools, road networks and a useful village railway station connecting the village to the larger towns and cities beyond.



### Directions

From our Oswestry office leave Willow Street towards New Street, turn right on to New Street, and then immediately turn left on to Bailey Street. Turn right on to Albion Hill and then on to Beatrice Street, bear right on Beatrice Street, pass through two roundabouts, remaining on the B5069. At the roundabout, take the fourth exit on to By Pass Road.

### Accommodation Comprises:

#### Hallway



With a window to the front and a door to the side, the spacious hallway has a tiled 'parquet' style floor and leads through to the kitchen and reception rooms. Stairs lead to the first floor.

#### Hallway Additional Photograph



### Lounge/Dining Room 25'6" x 12'5" (7.79 x 3.80m )



The large lounge and dining room are flooded with light from large windows to the front and to the rear. With high ceilings and picture rail very much in keeping with the Victorian character, these rooms offer a fantastic versatile family space. The lounge room has a fireplace with slate hearth and housing a large log burning stove. It also has the benefit of a telephone point and TV point, a radiator and wall lights. The dining room also has a fireplace with a slate hearth and electric fire. A wall mounted cupboard houses the gas fired central heating boiler.

#### Additional Photograph





**Additional Photograph**



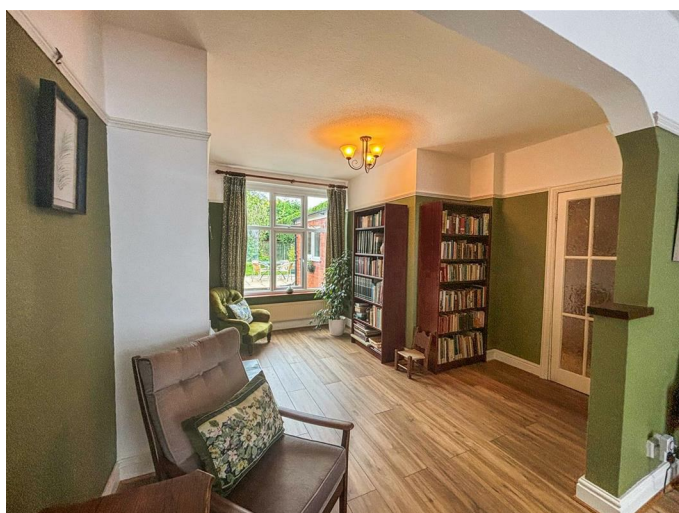
**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**





### Kitchen 19'5" x 8'8" (5.92 x 2.65m)



The kitchen sits at the rear of the property with a window and a door to the side and a window to the rear overlooking the private rear garden. The kitchen, large enough to house a table and chairs, is fitted with a good range of base and wall units with contrasting work surfaces over, a gas hob with extractor fan, double electric oven, stainless steel sink with mixer tap and drainer, plumbing and space for a washing machine and space for a free standing fridge freezer. There is a door to the downstairs cloakroom and a useful large under stairs cupboard which would make a fantastic pantry space.

### Kitchen Additional Photograph



### View from the Kitchen Window

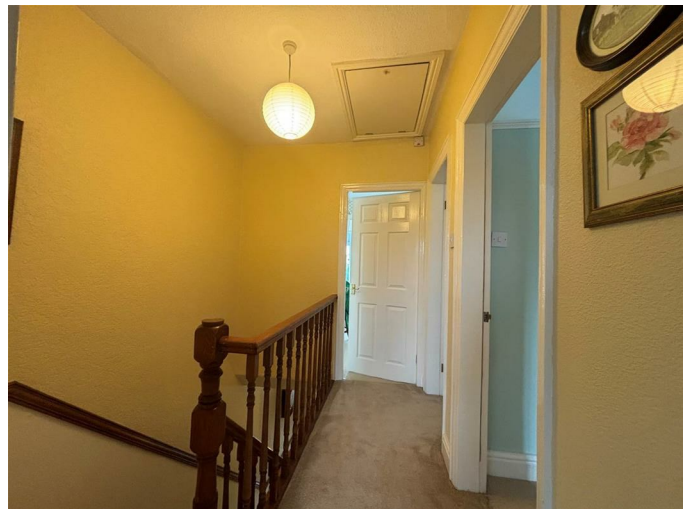


### Cloakroom



The cloakroom, accessed from the kitchen has vinyl flooring, a radiator and has a wash hand basin and W/C.

### Landing



The landing has doors leading to the bedrooms and bathroom and access to the insulated loft space via a hatch with pull down ladder.



**Bedroom One 12'5" x 12'10" (3.80 x 3.92m)**



A very generous double room, the first of the three bedrooms has a window to the rear overlooking the garden, picture rail, radiator, and a feature open fireplace with inset slate hearth.

**Bedroom Two 12'3" x 12'6" (3.75 x 3.82m)**



The second large double room is situated at the front of the property with a large window, and a radiator.

**Bedroom Three 6'6" x 8'0" (2.00 x 2.45m)**



The smallest of the three bedrooms is currently used as a study, with a window to the front letting in plenty of natural light, a radiator and picture rail,

**Bathroom 7'2" x 7'1" (2.20 x 2.16m)**



The family bathroom, with a window to the rear has a large walk in shower cubicle, W/C, wash hand basin, door to a useful airing cupboard with shelves for storage, tiled floor and part tiled walls.



### To the Front of the Property ( )



The property is approached via a private driveway onto a gravelled parking area for several vehicles. It has fenced boundaries and borders planted with shrubs and seasonal flowers. There is also side access to the rear garden and garage with plenty of space for storing bins.

### To the Rear of the Property



Ennismore benefits from a lovely enclosed, private rear garden. There is a useful patio area which sits adjacent to the property and provides a great space for alfresco dining and entertaining, there is a lawned garden behind and a pathway leads through the garden to a further area which is a lovely quiet spot to sit but would also provide a good area to site a shed should the new owner wish. The garden is planted with many mature shrubs and trees. There is also the benefit of an outdoor tap and a brick built coal bunker.

### Garage



The garage sits to the rear of the property and has an up and over door and power and lighting.

### Rear Garden Additional Photograph



### Rear Garden Additional Photograph





### Rear Garden Additional Photograph



### 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.

### 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.

### Town and Country Services

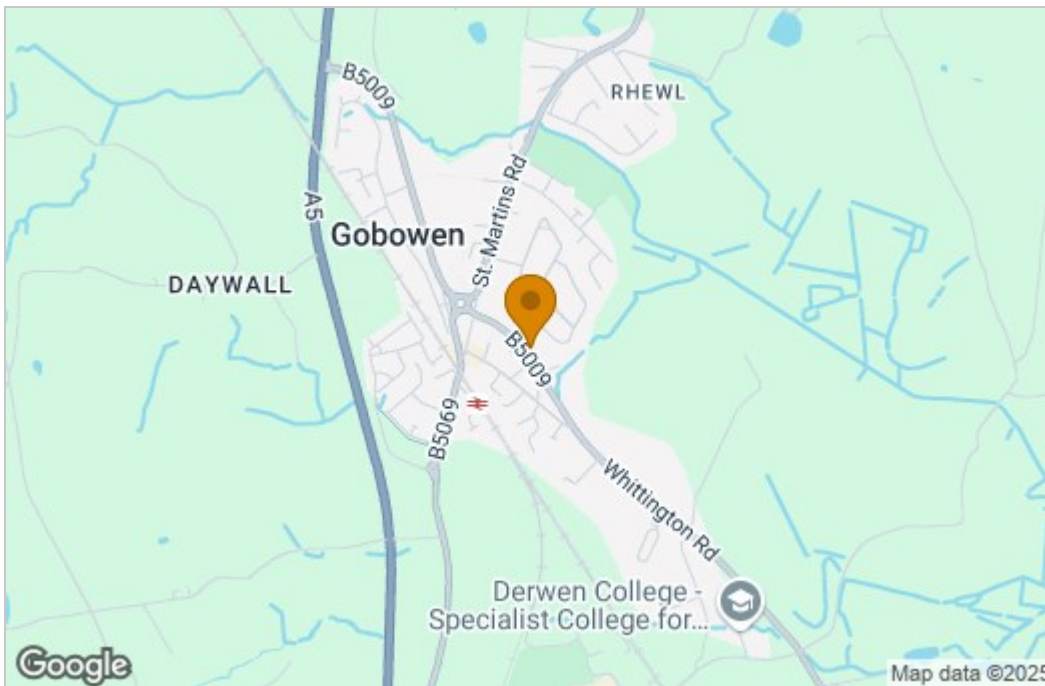
We offer a FREE valuation/market appraisal service from a trained representative with strong market

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

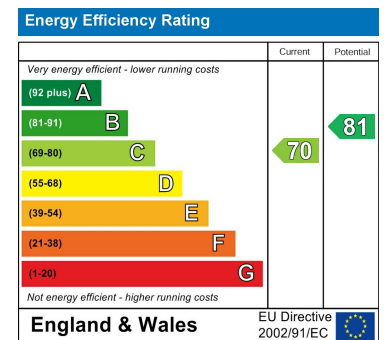
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

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