

# Town & Country

Estate & Letting Agents



**Haulfre Whittington Road, Gobowen, SY11 3ND**

**Offers In The Region Of £450,000**

WITH NO ONWARD CHAIN! Located on Whittington Road in the charming village of Gobowen, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and space. Spanning an impressive 1,335 square feet, the property is set within a generous quarter-acre plot, providing ample outdoor space for relaxation and recreation. Upon entering, you are welcomed into a bright and airy reception room, ideal for both entertaining guests and enjoying quiet evenings at home. The bungalow features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property includes a well-appointed bathroom, ensuring convenience for all residents. The extension adds further versatility to the living space, making it suitable for a variety of lifestyles, whether you are a growing family or seeking a tranquil retirement home. In summary, this charming detached bungalow on Whittington Road is a rare find, offering spacious living, a generous garden, and a peaceful setting. It is perfect for anyone looking to enjoy the best of both countryside and community life. Don't miss the chance to make this lovely property your new home.



## Directions

### Accommodation Comprises

#### Reception Hall 4'11" x 23'10" (1.51m x 7.27m )

Accessed through a covered entrance porch and through door leading into the Reception Hall with solid wood flooring, picture rail, a radiator and doors leading off.

#### Lounge 11'10" x 21'3" (3.61m x 6.49m)



This beautiful bright lounge has a feature fireplace housing a gas fired flame effect fire, solid wooden flooring, picture rail and radiator. With high ceilings, a bay window to the side, a rear window and French doors leading into the garden.

#### Additional Photo



#### Kitchen/Dining Room 7'9" x 26'7" (2.38m x 8.12m )



Open plan Kitchen/Dining room comprising a modern range of floor and wall mounted units with worktop over, single sink and drainer with mixer tap over, integrated oven/grill and an inset induction hob with 4 rings and extractor hood over. Integrated fridge/freezer and window to the side. A Peninsular divide with work surface over providing seating area and silding doors to the rear garden and a door to the side also into the garden. Grey wooden effect flooring and radiator.

#### Additional Photo





**Bedroom One 11'11" x 11'11" (3.65m x 3.64m )**



This double bedroom has a bay window to the front and radiator.

**Bedroom Two 11'11" x 10'10" (3.63m x 3.30m)**



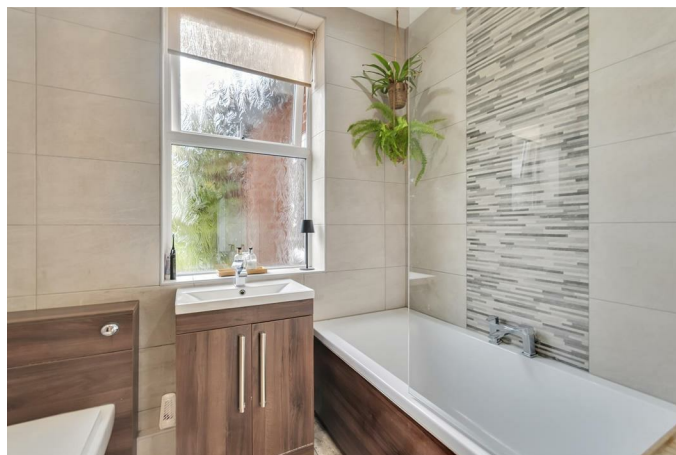
The second double bedroom has a bay window to the front and radiator.

**Bedroom Three 11'11" x 9'10" (3.64m x 3.00m )**



The third double bedroom has a window to the side and radiator.

**Bathroom 7'5" x 5'10" (2.28m x 1.78m )**



Modern bathroom suite comprising a panelled bath with shower attachment over, WC and wash hand basin with vanity unit below. Fully tiled walls and tiled flooring. Window to the rear and spotlights to the ceiling. Heated towel rail.

### **To the Front**



To the front of the property is gated access with stone pillars either side and opens into a gravel driveway leading to the property with parking for several cars. With lawned and shrubbed areas and access to the garage to the side.

### **Additional Photo**

### **To the Rear**



To the rear of the property there is a large patio area, with an extensive lawn area which is fully enclosed by fencing and hedgerow.

### Additional Photo



### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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.

### Services

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

### 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 D.

### 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.

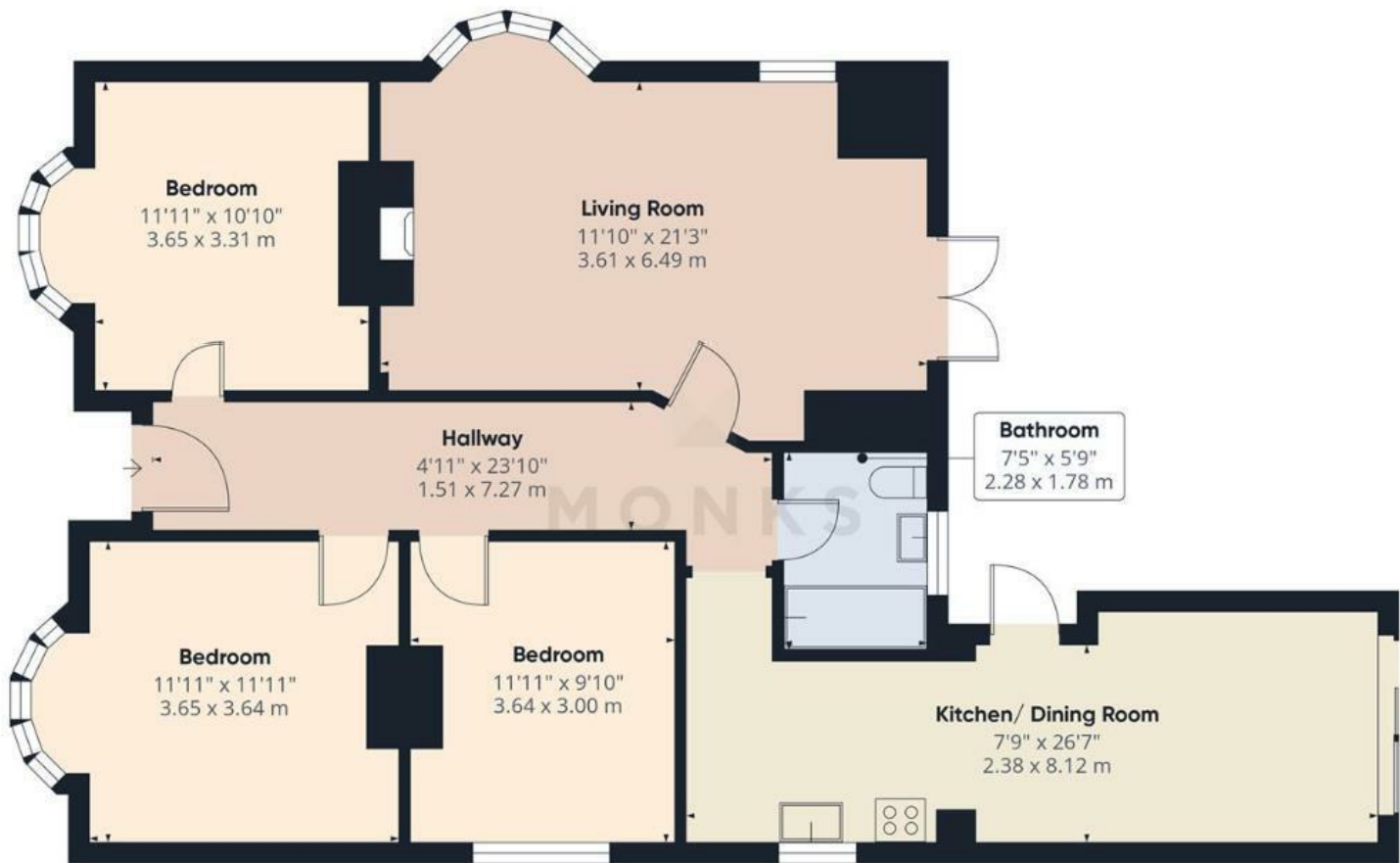
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Town and Country Services

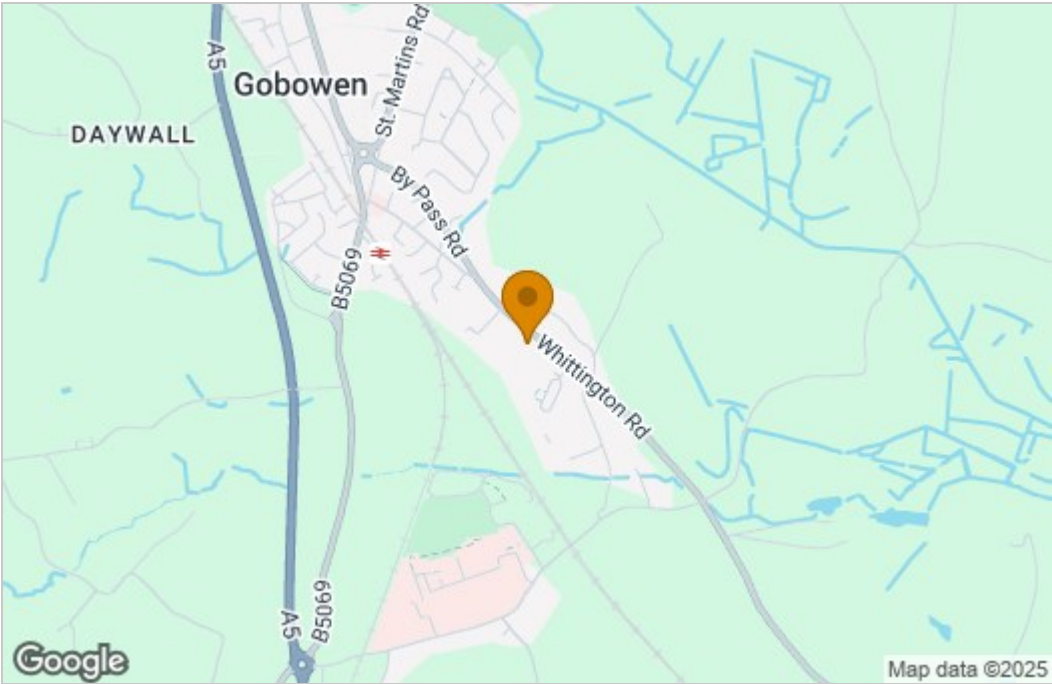
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.



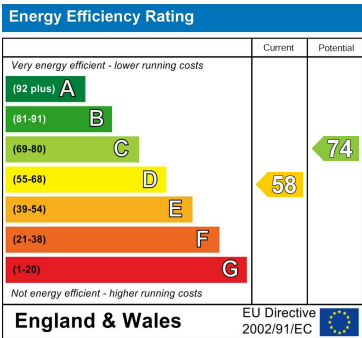
Floor Plan



Area Map



Energy Efficiency Graph



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