Town & Country

Estate & Letting Agents









7 Lovett Place, Gobowen, SY11 3QS

Offers In The Region Of £195,000

WITH NO ONWARD CHAIN! Town and Country Oswestry offer this modern three bedroom family home to the market set in a private cul de sac on a popular development. The property is located on the outskirts of the popular village of Gobowen having a small supermarket, dentist, public house and a train station with good rail links. The property has been maintained to a good standard by the present owners with the benefit of off road parking and an enclosed rear garden. Good road links connect the village with larger towns and cities. The property is just over five years old so also has the benefit of the remainder of the builders guarantee.

Directions

From Oswestry take the Gobowen road out of the town. At the roundabout take the second exit towards Gobowen. Continue towards the village then at the mini roundabout take the first exit onto Wats Meadow and continue down onto Henry Robertson Way and follow the road to the bottom. Turn right onto Lovetts Place where the property will be found on the right hand side.

Accommodation Comprises;

Hall

The hallway has a part glazed door to the front, modern vinyl flooring, stairs leading to the first floor, radiator and doors leading to the kitchen, lounge and the cloakroom.

Cloakroom

The cloakroom is fitted with a WC., radiator, vinyl flooring, corner wash hand basin with a mixer tap and an extractor fan.

Kitchen 9'8" x 8'0" (2.97m x 2.44m)



The well appointed modern kitchen is fitted with a good range of base and wall units with contrasting worktops and upstands over, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, electric oven, gas hob, chimney style extractor fan, stainless steel splashback, radiator, vinyl flooring, boiler cupboard with a Worcester combination boiler, integrated fridge/ freezer, under unit lighting, spotlighting and a window to the front.

Lounge/Dining Room 14'4" x 15'5" (4.37m x 4.70m)



The good sized lounge/ dining room has a window to the rear and French doors leading out to the rear garden, radiator, modern vinyl flooring, under stairs cupboard and a tv point..

Additional Photo



First Floor Landing



The first floor landing provides access to the roof

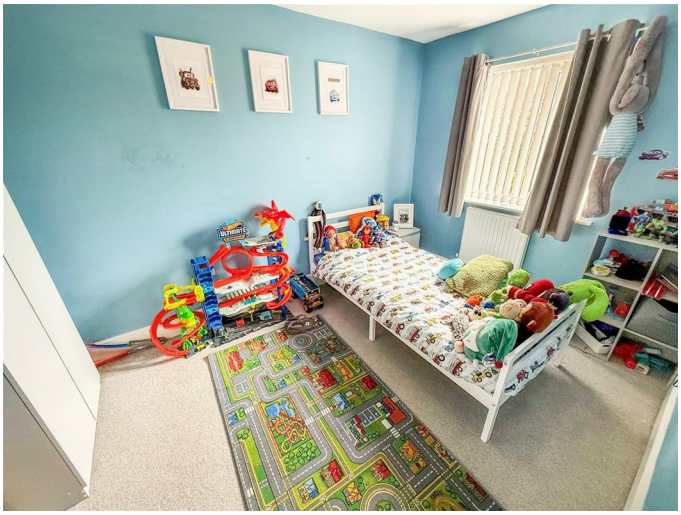
space by hatch, storage cupboard and airing cupboard off. Doors lead to the bedrooms and bathroom.

Bedroom One 9'11" x 8'10" (3.04m x 2.70m)



The first double bedroom has a window to the front, radiator and built in wardrobes with sliding doors providing good storage.

Bedroom Two 12'5" x 8'2" (3.79m x 2.51m)



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

Bedroom Three 6'10" x 6'10" (2.09m x 2.09m)



The third bedroom has a window to the rear and a radiator.

Bathroom



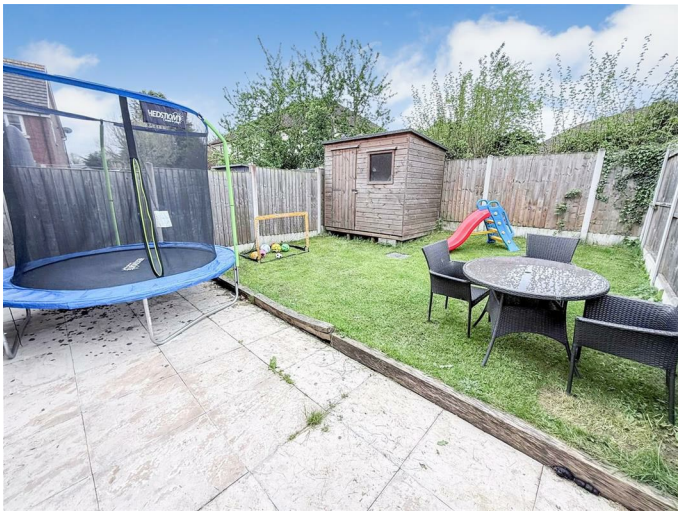
The family bathroom has a panelled bath with a glass screen, mains shower over, wash hand basin with a mixer tap over, low level w.c., a window to the front, part tiled walls, vinyl flooring, heated towel rail, shaver point, extractor fan and spotlighting.

To the Front



To the front of the property there is a small garden area with a pathway leading to the front door and canopy porch. A driveway provides parking for two cars and a gate leads to the rear garden.

To the Rear



The private, rear garden has a patio with lawns beyond along with a side gate. There is fence panelling making the garden very secure for children and pets.

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 B.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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

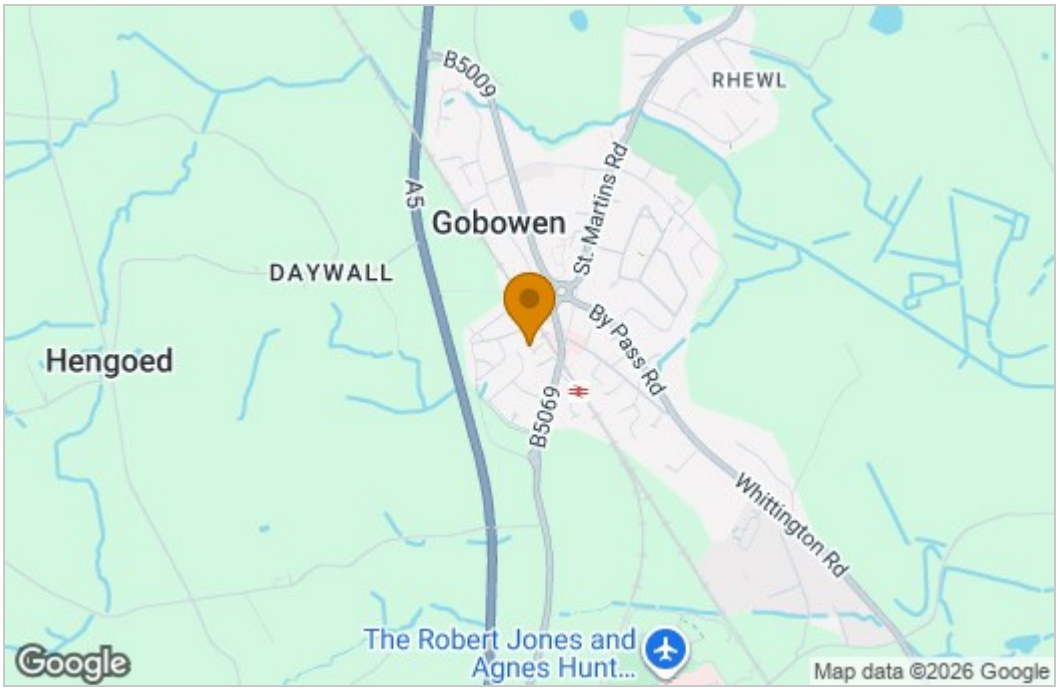
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

Money Laundering Regulatory Checks

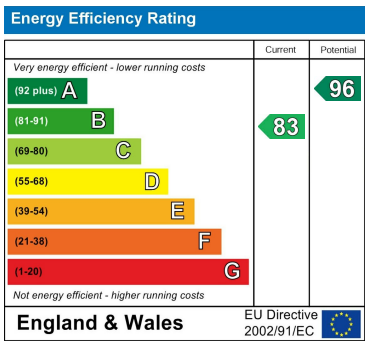
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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