

# Town & Country

Estate & Letting Agents



**Westonville Chirk Road, Gobowen, SY11 3LQ**

**Asking Price £130,000**

We are acting in the sale of the above property and have received an offer of £145,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This three bedroom semi detached property is in need of a full scheme of refurbishment and offers fantastic potential to create a home in the popular Chirk Road in Gobowen. The home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. Outside, the property boasts both front and rear gardens. Situated within reach of local amenities and transport links. If you are looking for a project with great potential, this property is certainly worth considering. Gobowen is known for its picturesque surroundings and convenient amenities, ensuring that residents enjoy a balanced lifestyle. Local shops, schools, and parks are within easy reach, making daily life both convenient and enjoyable.

The property also benefits from good transport links, allowing for easy access to nearby towns and cities.

### Agents Notes

Westonville, Chirk Road - We are acting in the sale of the above property and have received an offer of £137,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'

### 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 first exit off the roundabout onto Chirk Road where the property will be found on the left hand side.

### Accommodation Comprises

#### Hall



The property is accessed through a part glazed door to the front of the property into the hall with stairs to the first floor into the bedrooms and bathroom. There is a radiator and a window to the front. Doors lead to the dining room and the kitchen.

#### Lounge 11'5" x 12'10" (3.48m x 3.93m )



The lounge has a bay window to the front of the property, radiator and a gas fire on a tiled hearth. An archway leads through into the dining room.

#### Dining Room 11'8" x 13'11" (3.57m x 4.25m )



With another tiled fireplace, and a glazed door through into the lean to.

#### Additional Photograph



#### Lean to 6'2" x 13'7" (1.89m x 4.15m )



With a glazed door out to the rear garden.

**Kitchen 6'4" x 10'2" (1.95m x 3.12m )**



The kitchen comprises a range of base units, cooker point and a radiator. Windows to the side and rear and part glazed door to the side of the property.

**First Floor Landing**

The first floor landing has access to the roof space by hatch and a window to the side. Doors lead to the bedrooms and the bathroom.

**Bedroom One 14'9" x 10'2" (4.52m x 3.12m )**



A good sized double bedroom benefitting from two windows to the front and a radiator.

**Bedroom Two 10'2" x 9'9" (3.11m x 2.98m)**



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

**Bedroom Three 7'8" x 10'11" (2.34m x 3.34m )**



The third bedroom has a window to the front of the property.

**Bathroom**



The bathroom comprises a panel bath, WC and wash hand basin, part tiled surround and a radiator.

There is an airing cupboard housing the hot water tank along with two windows to the side of the property.

### Garage



### To the Front

The front of the property has a good sized garden which is mainly shrubbed.

### To The Rear



The garden is fully fenced all round and ready for cultivation. The property also has a single garage with shared driveway.

### 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.

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### Money Laundering Regulations

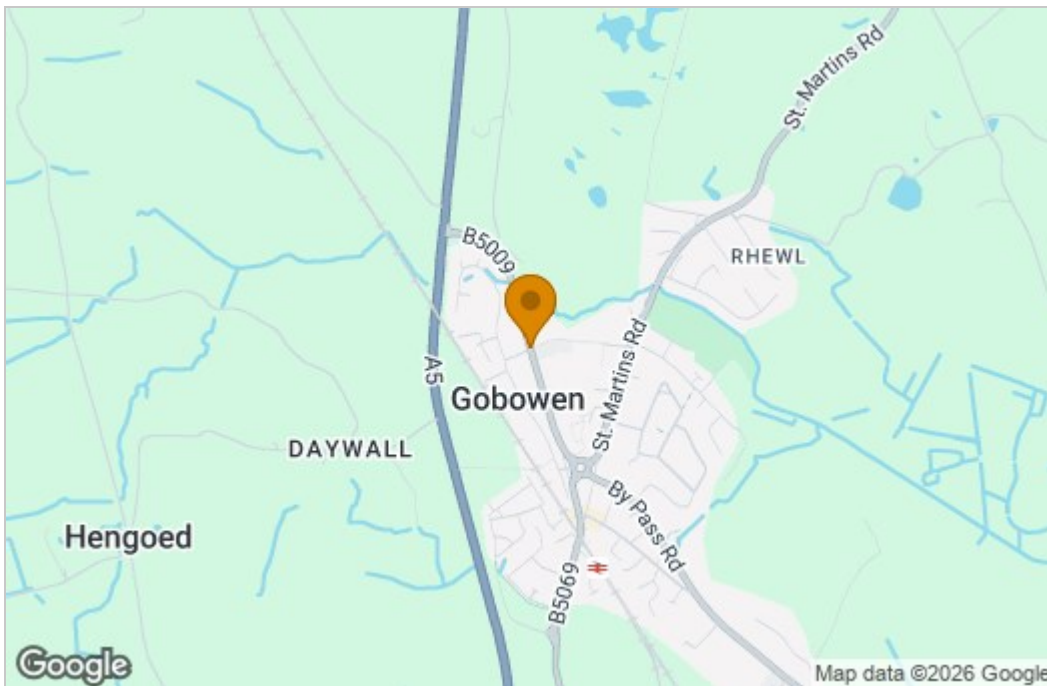
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

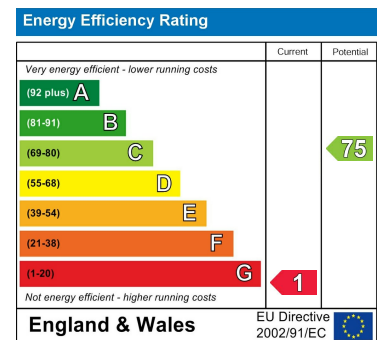
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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