Town & Country

Estate & Letting Agents









34 Perry Road, Gobowen, SY10 7BX

Offers In The Region Of £285,000

Rarely Available!! Located on Perry Road in the charming village of Gobowen, Oswestry, this fantastic semi-detached bungalow offers a perfect blend of comfort and versatility. With an immaculate interior, this largely extended property boasts three spacious double bedrooms, including a master suite with an en suite bathroom and dressing area, ensuring ample space for family living or hosting guests. The bungalow features two inviting reception rooms, providing a warm and welcoming atmosphere for relaxation and entertainment. Additionally, a versatile garden room presents an excellent opportunity for a home office, workshop, or simply a tranquil space to enjoy the surrounding views. Set in a sought-after edge-of-village location, this property benefits from a peaceful environment while still being conveniently close to local amenities. The generous parking space accommodates up to three vehicles, making it ideal for families or those who enjoy hosting visitors. This semi-detached bungalow is not just a home; it is a lifestyle choice, offering both comfort and practicality in a desirable setting. Whether you are looking to settle down or seeking a peaceful retreat, this property is sure to impress.

Directions



From Oswestry take the road to Gobowen, crossing over the bypass and into the centre of the village. At the main roundabout take the 3rd exit onto the St Martins road and continue down the dip and up, taking the next right onto Perry Road. What Three Words IMPRESSED.SPRAINS.CHEAPLY

Accommodation Comprises

Hallway



The welcoming hallway is accessed via a part-glazed front door with matching side panel and features tiled flooring, recessed spotlights and a radiator. Doors lead through to the lounge and bedroom one.

Lounge 15'8" x 12'9" (4.78m x 3.90m)



The spacious lounge benefits from a double glazed picture window to the front, allowing plenty of natural light. Further features include a coved ceiling, tiled flooring and a radiator. There is also a useful built-in storage cupboard housing the loft hatch.

Additional Photo



Sitting/Dining Room 10'7" x 9'2" (3.24m x 2.80m)



The spacious sitting/dining room features tiled

flooring, a coved ceiling and a radiator. An open-plan archway provides seamless access to the kitchen, creating an ideal space for both everyday living and entertaining.

Kitchen 14'11" x 9'8" (4.57m x 2.95m)



The well-appointed kitchen is fitted with a range of wall and base units incorporating a one and a half bowl sink with mixer tap. There is a range cooker with double oven and five-ring gas hob, complemented by an extractor hood above. Integrated dishwasher, while space is provided for an American-style fridge freezer, spotlights, tiled flooring, part tiled walls, display cabinets and a radiator. The room benefits from excellent natural light, with two windows overlooking the rear, a further window to the side and a part-glazed side door providing access to the outside.

Additional Photo



Utility Room 11'0" x 4'9" (3.37m x 1.47m)



The utility room is fitted with a range of wall and base units incorporating a sink with mixer tap. There is plumbing for a washing machine and additional space for further appliances. The room also benefits from tiled flooring, part tiled walls, recessed spotlights and a radiator, providing a practical and functional space.

Inner Hallway

The inner hallway provides access to the bedrooms and family bathroom. It also features an airing cupboard housing the Ideal gas-fired boiler, along with a loft hatch providing access to the roof space.

Bedroom One 12'9" x 12'1" (3.90m x 3.70m)



Bedroom One is a well-proportioned room featuring a window to the front, allowing for plenty of natural light, a radiator and a decorative coved ceiling.

Dressing Room



The dressing room features tiled flooring and is fitted with a range of mirrored sliding-door wardrobes, providing ample storage space. A door leads through to the en-suite shower room, creating a practical and well-appointed suite.

En-Suite



The en-suite shower room is fitted with a low-level WC and a wash hand basin on a vanity unit with mixer tap. A generous shower enclosure features twin shower heads, while a heated towel rail provides additional comfort. Finished with fully tiled walls and tiled flooring, the room also benefits from recessed spotlights, an extractor fan and a rear-facing window. Mirrored wall cabinets with integrated downlighting offer both practical storage and a touch of luxury.

Bedroom Two 11'4" x 10'3" (3.46m x 3.14m)



Bedroom Two is a well-presented room featuring a range of built-in wardrobes providing excellent storage. Additional features include tiled flooring, a decorative coved ceiling, a radiator and a double glazed window to the front elevation, allowing for plenty of natural light.

Bedroom Three 14'0" x 7'11" (4.28m x 2.43m)



Bedroom Three enjoys a rear-facing window and features a decorative coved ceiling, a radiator and a television point, making it a versatile space suitable for a bedroom, guest room or home office.

Bathroom



A contemporary family bathroom fitted with a low-level WC, wash hand basin with mixer tap, panelled bath with mixer tap and handheld shower attachment, and a separate shower enclosure. Finished with full-height wall tiling, tiled flooring, recessed ceiling spotlights, radiator, extractor fan, and a rear-facing window providing natural light and ventilation.

At the Front



To the front of the property is a paved patio area providing ample off-road parking, alongside a well-maintained lawn bordered by a variety of mature shrubs. Side access leading to the rear garden.

To the Rear



A covered patio area provides an ideal space for outdoor seating and entertaining, with steps leading up to a well-maintained lawn. Beyond, there is a second patio area complemented by raised planting beds and access to the detached home office/workshop, creating a versatile and attractive outdoor space.

Additional Photo



Additional Photo



Office/Workshop 10'0" × 8'0" / 8'0" x 8'0" (3.05m × 2.44m / 2.44m x 2.44m)



Situated at the far end of the garden, this versatile detached office/workshop is arranged in two sections. Fitted with a range of wall and base units, the property benefits from tiled flooring throughout and two front-facing windows, one serving each section, providing plenty of natural light.

Additional Photo



Additional Photo



Flower Beds



External Kitchen & Store Area



Additional Photo



Additional Photo



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.

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.

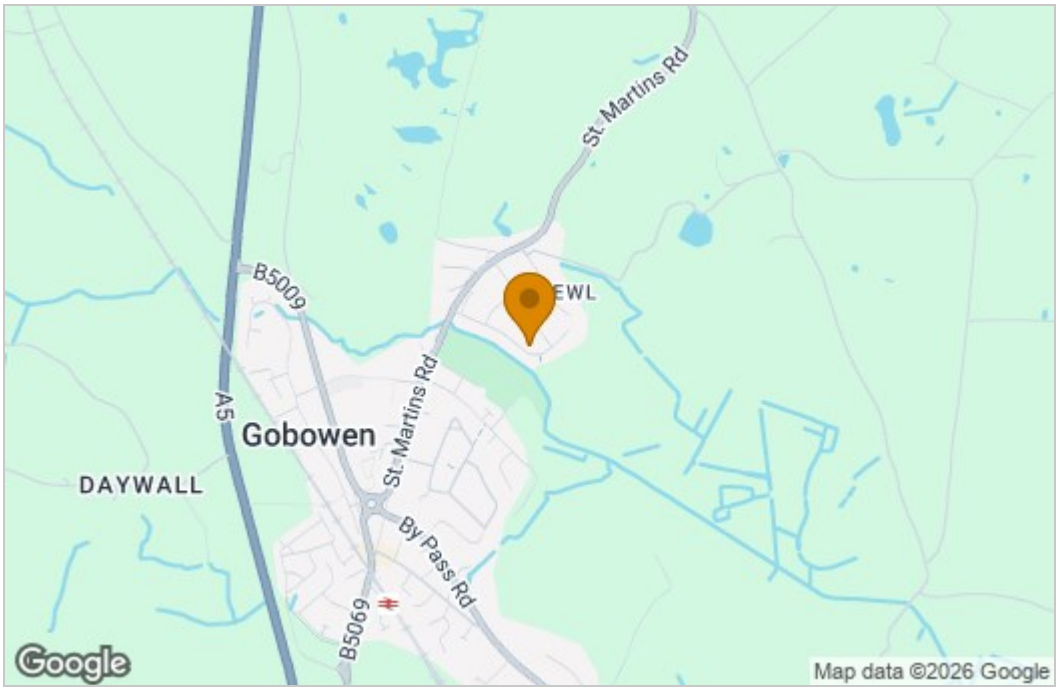
Money Laundering Regulatory Checks
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (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

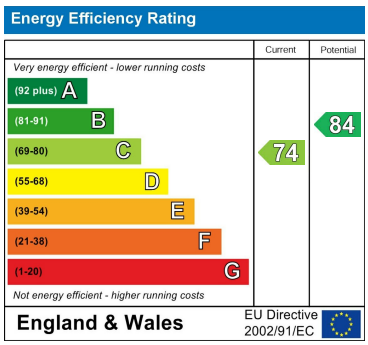


Total floor area 121.4 m² (1,307 sq.ft.) approx

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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