

Town & Country

Estate & Letting Agents



Fairfield House, Gobowen, SY11 3JY

Offers In The Region Of £145,000

Welcome to Flat 4 Fairfield House, a charming first floor apartment located on Old St Martins Road in the picturesque village of Gobowen. This delightful property is set within a beautiful period home, exuding character and warmth, making it an ideal choice for those seeking a unique living space. The apartment boasts two generously sized bedrooms, providing ample room for relaxation and rest. The spacious reception room and kitchen/ dining room are perfect for entertaining guests or enjoying quiet evenings at home. The large rooms throughout the apartment create an inviting atmosphere, allowing for comfortable living. One of the standout features of this property is parking and garage/ workshop. Additionally, the apartment comes with parking for up to two vehicles. Situated in a popular location, Fairfield House is well-connected to local amenities and transport links, making it an excellent choice for both families and professionals. This property presents a wonderful opportunity to enjoy a blend of character, space, and modern living in a sought-after area. Don't miss the chance to make this charming apartment your new home.

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 turn right onto Old Whittington Road. Turn first left onto Old St Martins Road and proceed to the end where the driveway for the flat will be seen on the left hand side.

Additional Information from Vendor

The vendor is selling two flats - they would be open to selling both flats (Flat 2 & 4) together with the existing freehold title

Communal Hallway

The communal hallway is shared with one other apartment and has a part glazed door to the rear and stairs leading down to the front door.

Kitchen/Dining Room 12'4" x 11'4" (3.78m x 3.46m)



The bright kitchen/ dining room has a good range of base and wall units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, vinyl flooring, a window to the rear, plumbing for a washing machine, electric oven, ceramic hob,

chimney extractor fan, Worcester boiler and space for fridge. The high ceilings throughout give a real feeling of space. A door leads through to the inner hallway.

Additional Photo



Inner Hallway

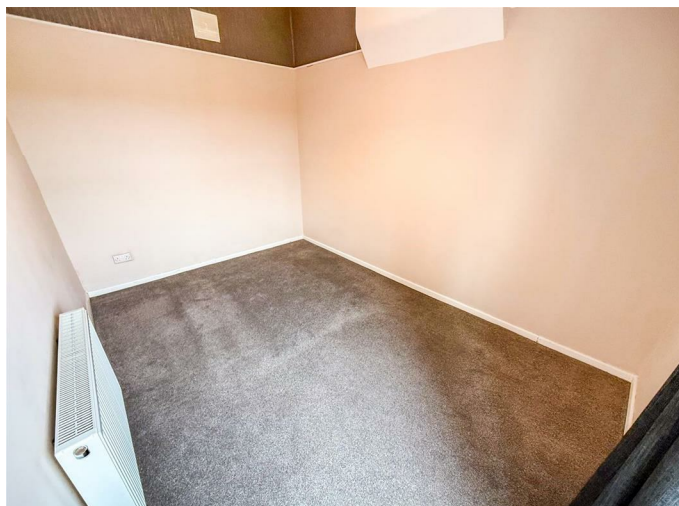
The inner hallway has a radiator and doors leading to the bedrooms, bathroom and the lounge.

Lounge 13'2" x 10'1" (4.02m x 3.08m)



The bright, spacious lounge has two sash style windows to the front, coved ceiling, picture rail, fireplace provision, television point and radiator.

Bedroom One 13'3" x 9'0" (4.04m x 2.76m)



A good sized double bedroom with a high ceiling, two window to the front and a radiator.

Additional Photo

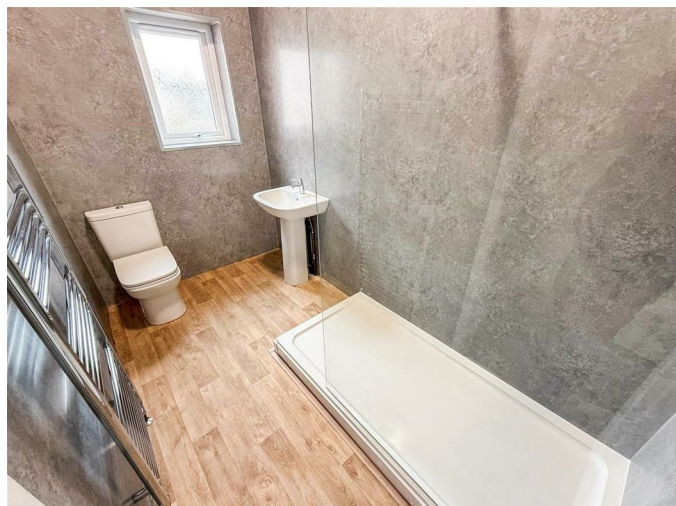


Bedroom Two 10'6" x 6'4" (3.22m x 1.95m)



The second bedroom has a window to the rear, high ceiling and a radiator.

Bathroom 9'11" x 5'2" (3.03m x 1.60m)



The modern shower room has a low level W/C, wash hand basin with a mixer tap over, double walk in shower cubicle with mains powered shower, vinyl flooring, heated towel rail and aqua panelling.

Rear Garden



To the rear of the property there is gated off road parking. The property also comes with a garage / workshop measuring 5.00m x 3.60m

Additional Photo



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.

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is currently leasehold however we are informed that the solicitors intend to make both apartments 2 & 4 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 A.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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.

Additional Photo



Additional Photo



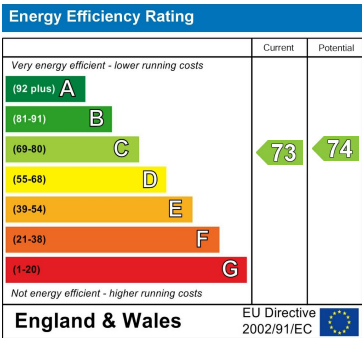
Floor Plan



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: LETTINGS@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk