

Town & Country

Estate & Letting Agents



19 Henry Robertson Drive, Oswestry, SY11 3GY

Offers In The Region Of £210,000

This delightful property on Henry Robertson Drive, Gobowen offers a modern living experience in a tranquil setting. The property boasts a spacious layout, perfect for both relaxation and entertaining. With ample natural light flooding through the well-placed windows, the interior creates a warm and inviting atmosphere. The modern amenities and stylish finishes throughout enhance the overall appeal, making it an ideal choice for families or professionals seeking comfort and convenience.

Situated in a friendly neighbourhood, residents can enjoy the benefits of local amenities, including shops, schools, and parks, all within easy reach. The surrounding area is known for its picturesque landscapes and community spirit, providing a perfect backdrop for a fulfilling lifestyle.

This property represents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Whether you are a first-time buyer or seeking a new place to call home, this residence on Henry Robertson Drive is certainly worth considering.

Directions

From our office follow the one way system out of Oswestry onto Whittington Road and onto the roundabout taking the 2nd exit sign posted Gobowen. Upon entering the village take the first left at the mini roundabout on to the new development of properties. Continue on to the development and turn right onto Henry Robertson Drive. The property will be identified by the for sale board.

Accommodation Comprises

Hall



Welcoming entrance hall with laminate flooring and doors leading to the cloakroom, lounge and kitchen. Stairs rise to the first-floor landing, with a radiator completing the space.

Lounge 14'5" x 15'8" (4.39m x 4.78m)



Well-proportioned lounge featuring a front-facing window and French doors opening onto the rear garden. Laminate flooring, radiator and a useful under-stairs storage cupboard.

Additional Photo

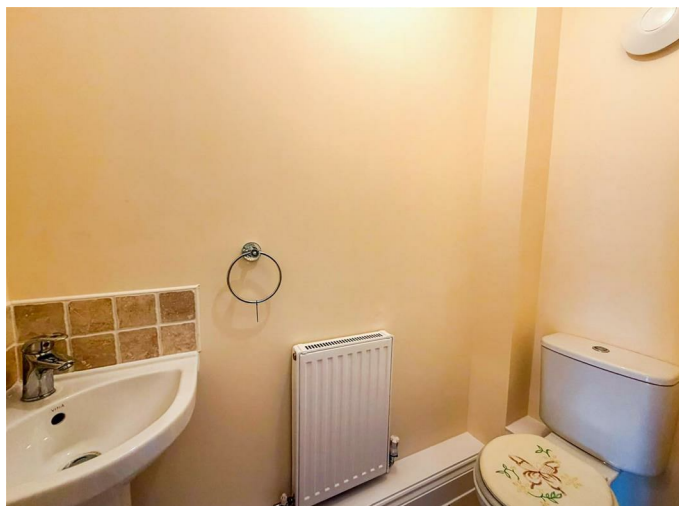


Kitchen 8'1" x 9'0" (2.48m x 2.76m)



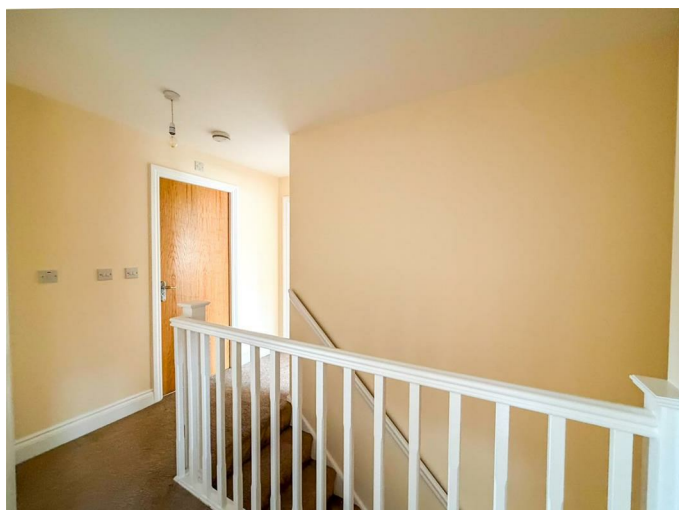
Well-appointed kitchen featuring a front-facing window and a range of wall and base units with worktops over. A stainless steel sink and drainer with mixer tap is complemented by a Whirlpool oven with gas hob and extractor over. There is space and plumbing for a washing machine and space for a fridge freezer. The gas-fired wall-mounted boiler is housed within the kitchen, with tiled splashbacks, tiled flooring and a radiator completing the room.

Cloakroom



Convenient cloakroom comprising WC and wash hand basin, with tiled flooring, tiled splashback and radiator.

First Floor Landing



First-floor landing with doors leading to all bedrooms, along with access to a useful airing cupboard. Small radiator.

Bedroom One 9'1" x 12'4" (2.77m x 3.76m)

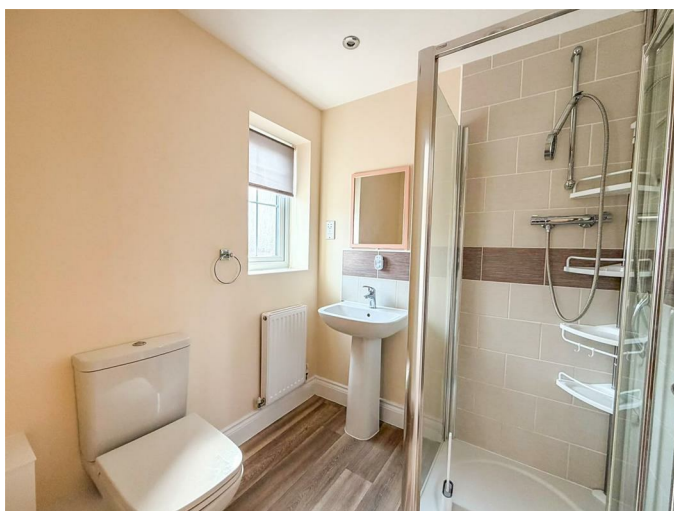


Well-presented bedroom with a front-facing window, radiator and mirrored double wardrobe. Door leading to the en-suite.

Additional Photo



Ensuite



En-suite shower room comprising WC, wash hand basin and shower cubicle, with extractor fan.

Bedroom Two 11'6" x 8'4" (3.53m x 2.56m)



Comfortable bedroom featuring a front-facing window and radiator.

Bedroom Three 8'5" x 12'2" (2.57m x 3.73m)



The third bedroom has a rear-facing window and radiator.

Bedroom Four 9'2" x 7'10" (2.80m x 2.41m)



With a window to the rear and a radiator.

Bathroom



Well-appointed bathroom featuring a rear-facing window, WC and wash hand basin with mixer tap. Panelled bath with mixer tap and shower attachment, complemented by an extractor fan and ceiling spotlights. Vinyl flooring completes the room.

To the Front



A generous driveway provides ample off-road parking, with gated access leading to the rear of the property. A pathway leads to the front door.

Parking



To the Rear



Fully enclosed rear garden with panel fencing, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. Useful garden shed.

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

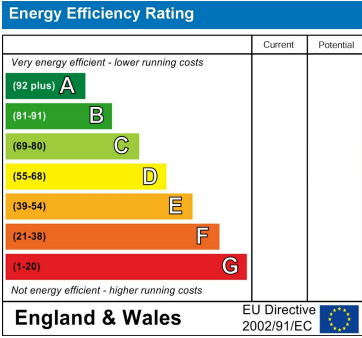
this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

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.