

Town & Country

Estate & Letting Agents



15 Foxs Field, Gobowen, SY11 3PR

Offers In The Region Of £245,000

Located in the charming area of Foxs Field, Gobowen, this delightful semi-detached family home offers a perfect blend of comfort and modern living with great amenities like the train station, shops, school and local hospital nearby. With three generously sized bedrooms, this property is ideal for families seeking space and convenience. Upon entering, you will find a well-presented reception room that invites warmth and relaxation, making it an excellent space for family gatherings or quiet evenings. The modern kitchen is equipped with contemporary fittings, ensuring that meal preparation is both enjoyable and efficient. Adjacent to the kitchen, a useful, good sized utility room or hobby room provides additional space for laundry or creative pursuits, catering to the needs of a busy household. The property boasts a superb rear garden, a true highlight for those who appreciate outdoor living. This expansive garden offers ample room for children to play, as well as a lovely area for entertaining guests during the warmer months. Parking is made easy with space for two vehicles, ensuring that you and your guests can come and go with ease. The combination of off-road parking, a modern kitchen and bathroom, and the overall spaciousness of the home makes this property a fantastic opportunity for anyone looking to settle in a friendly community. In summary, this semi-detached house in Gobowen is not just a home; it is a lifestyle choice that promises comfort, convenience, and a welcoming atmosphere. Do not miss the chance to make this lovely property your own.

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 second exit off the roundabout onto the St Martins road. Take the first right onto Hammonds Place and follow the road around to the right onto Foxs Fields where the house will be seen found on the left hand side.

Accommodation Comprises

Hallway



Accessed via a part-glazed entrance door to the front, the welcoming hallway provides access to the main living areas of the property and features a radiator, with stairs leading to the first floor. Doors lead to the kitchen, lounge and the cloakroom.

Cloakroom

A well-appointed cloakroom featuring a window to the side, allowing natural light to flow into the room. The wash hand basin is set within a stylish vanity unit with a mixer tap over, providing useful storage, alongside a WC and radiator. The room is finished with fully tiled walls and practical vinyl flooring, creating a clean and easy-to-maintain space.

Lounge/ Dining Room 10'11" x 19'6" (3.35m x 5.96m)



A well presented, spacious reception room featuring a window to the front, allowing plenty of natural light to fill the space, along with patio doors opening out onto the rear garden, creating a lovely connection between indoor and outdoor living. The room benefits from coved ceilings, a charming fireplace provision with a wooden style beam over, and attractive wooden flooring. Fitted alcove cupboards with shelving provide useful storage and display space, adding both practicality and character to this inviting living area.

Additional Photo



Additional Photo



Additional Photo



Kitchen/ Breakfast Room 14'3" x 11'0" (4.34m x 3.35m)



The kitchen/ breakfast room is fitted with a comprehensive range of modern wall and base units, complemented by block-style worktops and matching upstands, providing ample storage and preparation space. A window to the rear overlooking the garden allows natural light to flow into the room, while under-cupboard lighting and ceiling spotlights create a bright and practical working environment. The kitchen is well equipped with an electric double oven, gas hob with chimney-style extractor fan over, integrated dishwasher, ceramic sink and drainer with mixer tap and an integrated fridge/freezer. Further features include a useful understairs storage cupboard, radiator, a part-glazed door leading into the hallway and a further part-glazed door providing access to the utility room.

Additional Photo



Rear Lobby 4'5" x 8'9" (1.36m x 2.68m)

The room benefits from attractive wooden flooring and a front-facing door with a complementary side panel, allowing plenty of natural light into the space. A vertical column radiator adds character, while a wash hand basin set within a vanity unit with mixer tap over provides a practical feature. There is also space for an American-style fridge/freezer, offering excellent practicality and convenience. A door leads through to the utility.

Utility Room 9'1" x 8'6" (2.77m x 2.61m)



The good sized, practical utility room is fitted with wooden flooring, complemented by a good range of modern base units with block-style work surfaces and matching upstands. A sink with mixer tap over provides a practical addition, while plumbing is in place for a washing machine. A window to the rear allows natural light into the room, and a part-glazed door provides access to the rear of the property. The room is further enhanced by ceiling spotlights and an extractor fan, creating a functional and well-appointed space.

First Floor Landing

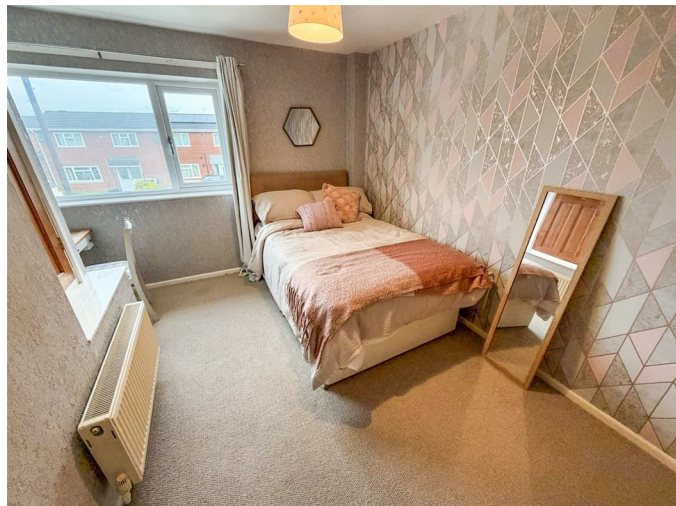
The first-floor landing provides access to the bedrooms and family bathroom, with a built-in storage cupboard housing the Worcester gas boiler.

Bedroom One 11'1" x 11'6" (3.38m x 3.51m)



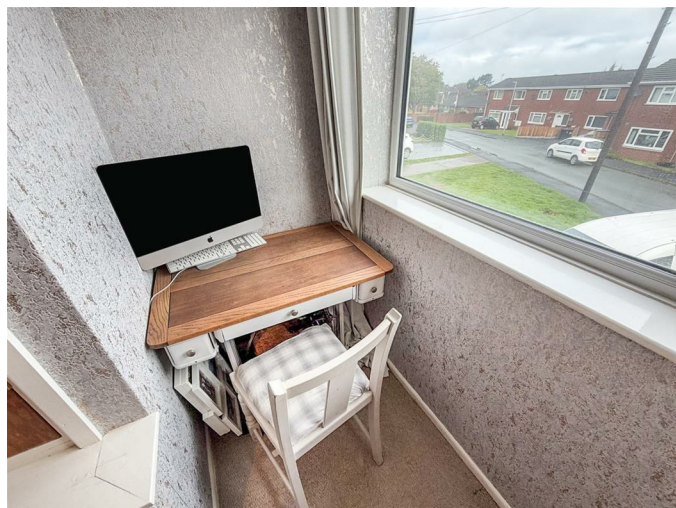
The first good sized double bedroom benefits from a window to the front, allowing natural light to brighten the space, along with a radiator for added comfort. Access to the loft space is provided via a ceiling hatch.

Bedroom Two 11'6" x 11'1" (3.51m x 3.38m)



A well-proportioned bedroom featuring a window to the front, allowing plenty of natural light to fill the room. The room benefits from a radiator, built-in cupboards providing useful storage, and a built-in double wardrobe, offering excellent hanging and storage space.

Additional Photo



Bedroom Three 7'8" x 9'10" (2.34m x 3.00m)



A good size room featuring a window to the rear overlooking the garden allowing natural light to brighten the space, together with a radiator for added comfort.

Family Bathroom 7'9" x 5'5" (2.37m x 1.66m)



The bathroom features a window to the rear, allowing natural light into the room. The suite comprises a WC, wash hand basin set within a vanity unit with mixer tap over and a panelled bath with mixer tap, complemented by a glass shower screen and mains-powered shower with two shower heads. Further features include a heated towel rail, illuminated mirror, part-tiled walls and practical vinyl flooring. An extractor fan provides additional ventilation, completing this well-equipped and functional bathroom.

To The Front

To the front of the property, a double-width driveway provides ample off-road parking for multiple vehicles, complemented by a lawned garden which adds an attractive touch of greenery. The driveway also benefits from a useful carport, along with an outside tap and an electric vehicle charging point, offering added convenience for modern-day living.

To The Rear



The rear garden offers a generous outdoor space, featuring a large patio area ideal for outdoor dining, entertaining and relaxation. Beyond this, a lawned garden is complemented by established shrubs and well-stocked borders, all enclosed by fence panelling to provide a good degree of privacy. Further benefits include raised vegetable beds, perfect for those wishing to grow their own produce, a large garden shed providing useful additional storage, and an outside tap for added convenience.

Additional Photo



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 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.

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

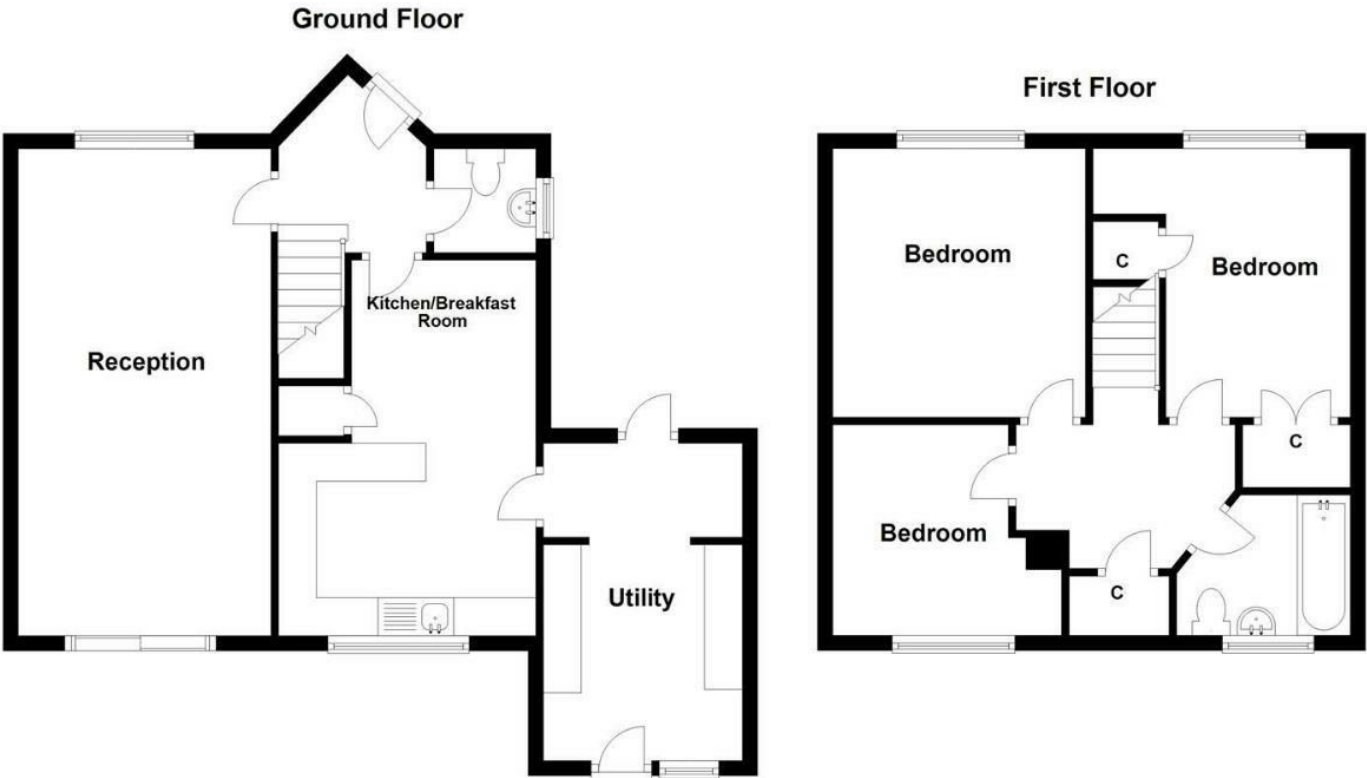
Saturday: 9.00am to 2.00pm

Additional Information

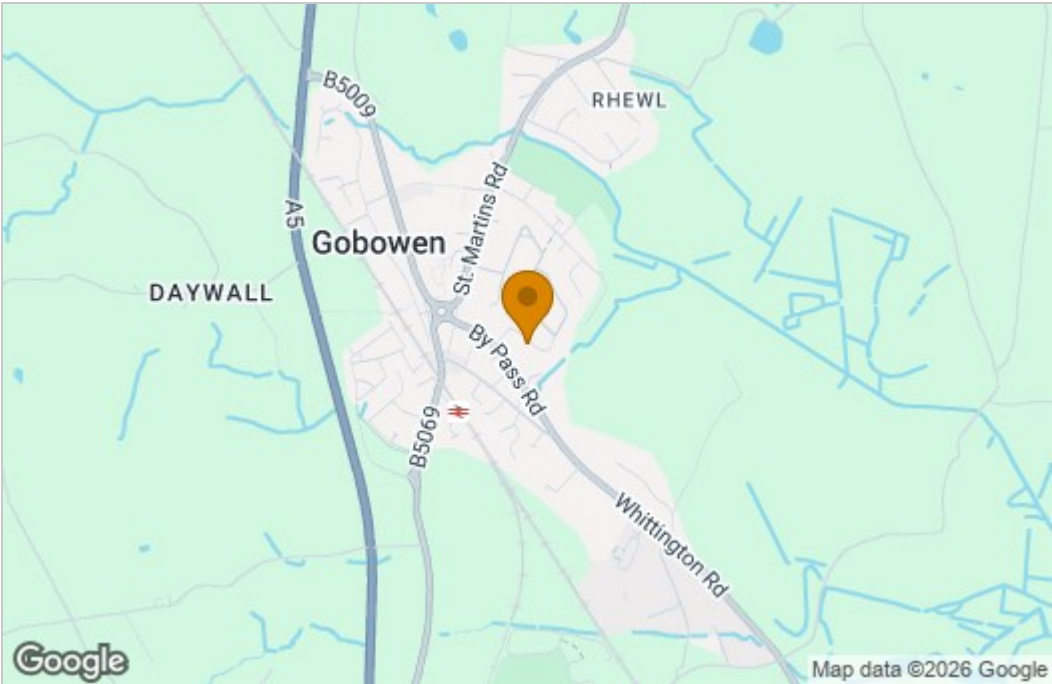
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

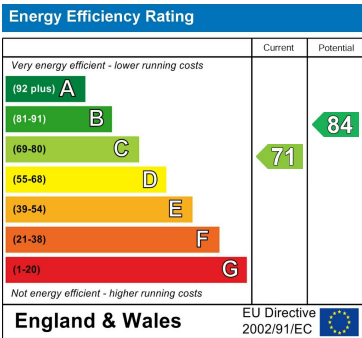
Floor Plan



Area Map



Energy Efficiency Graph



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