Town & Country

Estate & Letting Agents









12 St. Davids Close, Gobowen, SY11 3JF

Offers In The Region Of £289,950

Situated in a peaceful cul-de-sac on St. Davids Close, in the popular village of Gobowen, Oswestry, this attractive, extended three-bedroom semi-detached property offers comfortable living accommodation in a convenient and desirable location.

Upon entering the property, you are welcomed into a bright and inviting reception room, providing an ideal space for relaxing with family or entertaining guests. Natural light enhances the room's warm and welcoming atmosphere.

Externally, the property enjoys a pleasant corner plot position within a quiet residential cul-de-sac, offering a peaceful setting and a welcoming community atmosphere.

Gobowen provides a range of local amenities, including shops, schools and recreational facilities, while the nearby town of Oswestry offers further shopping, leisure and everyday conveniences.

This property presents an excellent opportunity for families, first-time buyers or those seeking a comfortable home in a well-established village location. Early viewing is recommended to appreciate the accommodation and location on offer.

Directions



From Oswestry take the Gobowen Road until you reach a roundabout, take the second exit at this roundabout signed posted Gobowen. Proceed into the village over the level crossing then take the right hand turning onto Old Whittington Road, proceed turning left into St Davids Close where the property will be found on the right of the cul de sac.

Accommodation Comprises

Hallway



Accessed via a part-glazed front door with a matching side panel, the welcoming entrance hallway features an engineered wood floor and radiator. The hallway provides access to a cloakroom and a separate linen cupboard. A ceiling hatch with a pull-down ladder provides convenient access to the roof space.

Lounge 17'2" x 15'0" (5.25m x 4.59m)



A bright and inviting, spacious reception room featuring an attractive bow window to the front aspect, allowing plenty of natural light to fill the space. The room benefits from engineered wood flooring, a radiator, and a modern electric fire complemented by a contemporary surround and stone hearth, creating a stylish focal point.

Additional Photo



Kitchen 11'0" x 10'11" (3.37m x 3.35m)



The kitchen features a front-facing window, allowing natural light to brighten the space. It is fitted with a comprehensive range of base and wall units, complemented by a 1½-bowl sink and drainer with mixer tap. Integrated appliances include a Neff double oven and combi oven at eye level, a Neff dishwasher and a ceramic hob. There is also plumbing for a washing machine and space for a fridge.

Further benefits include engineered wood flooring, a built-in storage cupboard, a radiator and a part-glazed door providing access to the side of the property.

Bathroom 7'10" x 5'4" (2.39m x 1.65m)



The bathroom features two windows to the side aspect, providing natural light and ventilation. The suite comprises a double walk-in shower cubicle fitted with a Triton electric shower and screen, a wash hand basin with mixer tap, and a WC, both incorporated into a vanity unit. Further benefits include fully tiled walls, a heated towel rail and vinyl flooring.

Bedroom One 8'2" x 13'7" (2.51m x 4.15m)



Featuring a window to the rear aspect, allowing natural light into the room, and a radiator.

Bedroom Two 9'7" x 10'5" (2.92m x 3.18m)



A well-proportioned bedroom featuring a rear-facing window, allowing natural light into the room, and a radiator.

Bedroom Three 7'4" x 9'8" (2.24m x 2.95m)



Featuring engineered wood flooring, a radiator and

French doors opening into the conservatory, providing a practical connection between the living accommodation and the additional reception space.

Conservatory 9'1" x 17'1" (2.77m x 5.21m)



The good sized, bright conservatory features engineered wood flooring, a radiator and French doors opening onto the garden, creating a pleasant and light-filled space ideal for family dining and entertaining, with convenient access to the outdoor area.

Additional Photo



Garage

A single garage fitted with an up-and-over door, providing secure parking or useful additional storage space.

To the Front



The front of the property features a lawned garden with established shrubs, complemented by a driveway providing off-road parking for several vehicles. Gated side access leads through to the rear garden.

Additional Photo



To the Rear



The property enjoys a particularly private rear garden, offering an ideal setting for relaxation and outdoor entertaining. The garden features a paved patio area, a lawned section and a dedicated

barbecue area, perfect for enjoying the warmer months with family and friends. Established shrub borders provide attractive greenery, while a garden shed and greenhouse offer useful additional storage and space for gardening enthusiasts.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



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

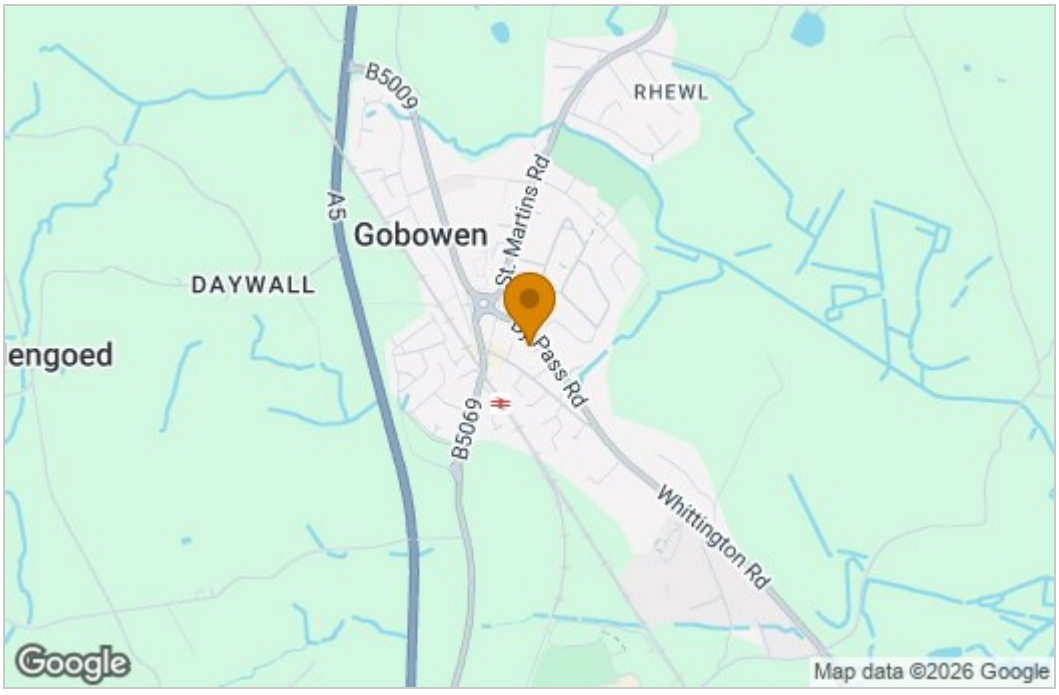
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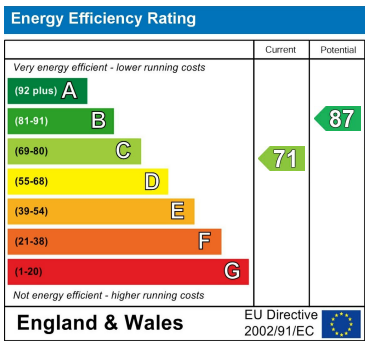
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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

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