Town & Country

Estate & Letting Agents









17 Meadow Drive, Gobowen, SY11 3PU

Offers In The Region Of £175,000

SOLD WITH NO ONWARD CHAIN!! In the sought after area of Meadow Drive, Gobowen, Oswestry, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 652 square feet, this property is ideal for small families, couples, or individuals seeking a cosy home.

The house features a welcoming reception room that provides an inviting atmosphere for relaxation and entertaining guests. The two well-proportioned bedrooms offer ample space for rest and privacy, making it easy to unwind after a long day.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, ensuring that everything you need is within easy reach. The location also benefits from excellent transport links, making it convenient for commuting to nearby towns and cities.

This semi-detached house on Meadow Drive presents a wonderful opportunity for those looking to settle in a peaceful yet accessible neighbourhood. With its appealing features and prime location, it is a property not to be missed.

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 right onto Meadow Drive where the property will be seen at the end of the cul-de-sac, identified by our for sale board.

Accommodation Comprises

Entrance Porch

The property is accessed via a welcoming entrance door to the front elevation, leading into a practical entrance hallway. The space benefits from a tiled floor, providing a durable and easy-to-maintain finish, together with a window to the front aspect allowing natural light to flow into the area. There is also a designated space for coats and shoes, offering convenient storage and helping to keep the entrance neat and organised.

Hallway



The hallway provides access to the first floor via a staircase, with a radiator providing warmth and comfort. The area benefits from practical vinyl flooring, offering an easy-to-maintain finish, while a useful understairs cupboard provides valuable additional storage space for household essentials.

Kitchen 8'7" x 6'11" (2.62m x 2.11m)



The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space for everyday meal preparation. A stainless steel sink unit with mixer tap is complemented by a gas and electric cooker point, together with plumbing for a washing machine. A double-glazed window to the front aspect allows natural light to brighten the room, while part-tiled walls and practical vinyl flooring complete the space. The kitchen also houses a Glow-worm gas-fired boiler.

Living Room 13'1" x 12'11" (4m x 3.96m)



The room benefits from a radiator, providing warmth and comfort, along with double-glazed patio doors which open into the conservatory. The doors allow natural light to flow through the space and provide a seamless connection between the main living accommodation and the conservatory, creating a versatile layout for both everyday living and entertaining.

Conservatory 8'11" x 7'1" (2.74m x 2.16m)



The room is finished with attractive wood-effect flooring throughout, creating a warm and contemporary feel. A radiator provides heating, while double-glazed windows allow plenty of natural light to enter the space. Double-glazed doors lead directly out to the rear garden, offering a pleasant outlook and providing easy access to the outdoor space, ideal for relaxing, entertaining and enjoying the warmer months.

First Floor Landing

The first-floor landing provides access to the loft space via a loft ladder, with the loft being partially boarded to offer useful additional storage potential. Doors lead off the landing to the bedrooms and bathroom facilities, providing access to the property's first-floor accommodation.

Bedroom One 9'10" x 9'8" (3m x 2.95m)



This well-proportioned bedroom benefits from built-in wardrobes, providing convenient storage for clothing and personal belongings. An additional airing cupboard offers further practical storage, while a radiator ensures comfort throughout the colder months. Two double-glazed windows to the front aspect allow plenty of natural light to fill the room.

Bedroom Two 9'10" x 7'2" (3m x 2.2m)



This bedroom benefits from built-in, mirror-fronted wardrobes, providing practical storage while helping to enhance the sense of space and light within the room. A radiator provides warmth and comfort, while a double-glazed window to the rear aspect.

Bathroom



The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin and a bath with shower over, complemented by a glass shower screen. The room also benefits from a radiator, providing warmth, and a double-glazed window allowing natural light and ventilation. Part-tiled walls and practical vinyl flooring complete the space.

To the Front

To the front of the property, there is an attractive garden laid to lawn, providing a pleasant approach to the home. A driveway runs alongside the property, offering convenient off-road parking and leading beneath a covered carport, providing additional shelter for a parked vehicle.

To the Rear



To the rear of the property is a well-maintained garden, predominantly laid to lawn, providing an ideal space for outdoor relaxation and family enjoyment. A patio area offers the perfect spot for garden furniture, al fresco dining and entertaining during the warmer months. The garden also benefits from a useful storage shed, ideal for garden tools and outdoor equipment, and is enclosed by panel fencing to provide a good degree of privacy and security.

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.

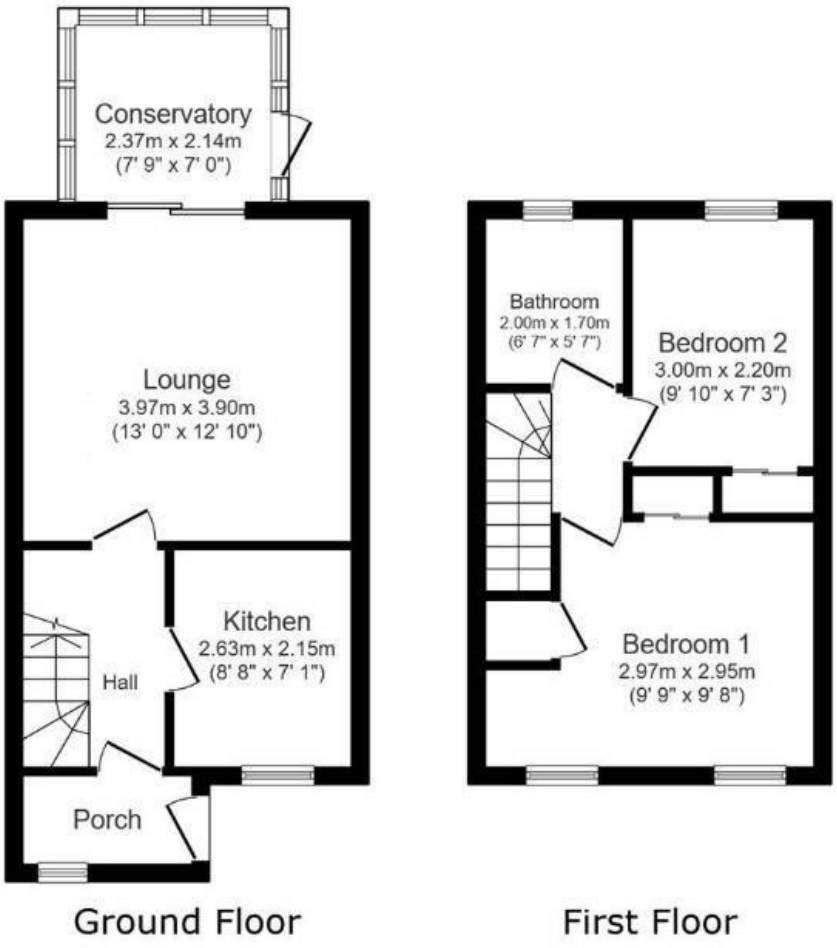
Town and Country Services

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

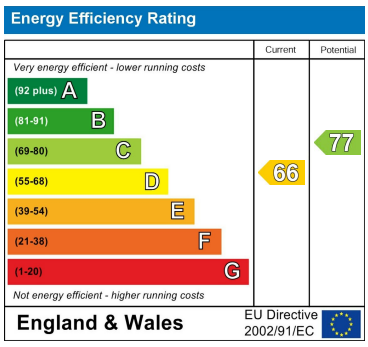


Total floor area: 60.6 sq.m. (652 sq.ft.)

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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