







46 Meadowbrook Court, Twmpath Lane, SY10 7HD  
Offers In The Region Of £110,000

Benefitting from no onward chain, we have for sale this two double bedroom retirement bungalow situated on a purpose built development offering Close Care facilities if required. Situated in landscaped grounds in a beautiful setting within a development of bungalows with an on site community room. The accommodation comprises: Entrance Hall with Store Cupboard, Cloakroom, Lounge with Dining Area, Kitchen, Conservatory, two bedrooms and Bathroom. Parking, Courtyard Garden & Garage. The property benefits from underfloor heating throughout.

The vendors would be open to negotiation if a sale could be completed promptly.





**LOCATION**

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

The nearby village of Gobowen enjoys village facilities including convenience store, post office, public house, primary school, main line railway, there is a good public bus service to Oswestry, all of which go to serve the villages day to day needs.

**PORCH**

With light point, timber and glazed door leading through to:

**ENTRANCE HALL**

With emergency call system to main office, cloaks cupboard, airing cupboard housing large pressurised hot water tank and linen shelving, entrance hatch to the attic area, internal door into Garage.

**CLOAKROOM**

Providing a low flush WC and hand basin.

**LIVING/ DINING ROOM**

23'4" x 12'2" (7.11 x 3.71)

Light and airy room with window to the front and side elevation, feature fireplace with inset electric fire, TV point, ceiling light, telephone point and ceiling heat extractor fan, doors off to;

**CONSERVATORY**

9'6" x 8'10" (2.9 x 2.69)

With double glazed elevations and of uPVC construction on a brick base with a triple glazed polycarbonate roof, ceiling fan, doors leading out to Private Courtyard.

**KITCHEN**

8'6" x 7'3" (2.59 x 2.21)

Fitted with a range of wall and base units with work surfaces over, integral oven and hob with extractor hood over, void for white goods, inset sink with mixer tap and drainer below a window to the front elevation. Part tiled walls, and ceiling light.

**BEDROOM ONE**

12'10" x 11'10" (3.91 x 3.61)

Double room with window to the front, fitted wardrobes with mirrored sliding doors, ceiling light.

**BATHROOM**

9'6" x 8'2" (2.9 x 2.49)

Affording a four piece suite comprising low flush WC, pedestal wash hand basin, walk-in shower area with power shower, panelled bath with electrically operated bath chair, heat exchange vent, heated towel rail (electric). The bath chair has been removed but is stored in the loft.

**BEDROOM TWO**

9'10" x 8'2" (3 x 2.49)

With double glazed window to the rear elevation overlooking into Courtyard, heat exchange vent and ceiling light.

**EXTERNAL**

The garden is situated to the rear of the property which is paved for ease of maintenance enjoying raised borders. The garden has walls for privacy with gate leading to the Parking Area and outdoor lighting.

**GARAGE**

19'4" x 10'9" (5.89 x 3.28)

With internal door from the Reception Hall. With electrically operated door to the rear elevation, power and light points. Fitted work surfaces with plumbing for washing machine below.

**SERVICES**

Mains water, mains drainage and electric heating.

Shropshire county council banding B

EPC rating TBC

**LEASEHOLD**

Leasehold for an original term of 100 years from 1st April 1992 subject to ground rent of £100.00 per annum. Also subject to a monthly service charge of around £520.00 which involves 24 hour audio call for the medical and emergency assistance, refuse collection, building insurance, window cleaning, maintenance to the building and communal gardens and certain internal cleaning each week. Correct as of 2023. Purchaser should see clarity by a legal advisor on this.

**AGENT NOTE**

There is a section of the underfloor heating in the living room that does not work.

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Floor Plan  
(not to scale - for identification purposes only)





## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** B

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

Take the road out of Oswestry towards Gobowen and the Orthopaedic Hospital, at the roundabout, take the turning for the hospital. Proceed past the hospital and take a left turn sign posted 'Meadowbrook Care Centre'. Proceed past the Meadowbrook Care Home, and into the area of bungalows, take the next left where the property will be observed on the right hand side.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.