

Roger Parry & Partners

11 Beeches Avenue, Gobowen, Oswestry, SY11 3LF





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Offers In The Region Of £260,000

A well-presented and extended three-bedroom semi-detached home in a tucked away position, within the village of Gobowen. The property benefits from private parking at the front, gas central heating and uPVC double glazing. In brief the accommodation affords an entrance hall, living room, spacious kitchen/diner/lounge, family room, utility and cloakroom. To the first floor are three bedrooms and bathroom, while externally at the rear there is an enclosed garden.













LOCATION
Gobowen offers a range of everyday amenities including a convenience store, primary school, public house and railway station, providing direct links to Shrewsbury, Chester and beyond. The nearby town of Oswestry offers a wider selection of shopping, leisure and educational facilities, together with good road connections to the surrounding area.

ENTRANCE HALL
4'3" x 6'2" (1.30 x 1.88)
Through uPVC front door, ceiling light, stairs to first floor and doors off too;

LIVING ROOM
11'8" x 14'10" (3.56 x 4.53)
With uPVC window to the front, outbuilt fireplace with inset wood burner and beam over, shelving to either side, ceiling light and radiator. Door into;

KITCHEN/DINER/LOUNGE
8'7" x 24'7" (2.64 x 7.51)
A beautiful extension to the property adding a great family space. The kitchen is a modern fitted kitchen with a range of wall and base units with work surfaces over, integral oven and grill, four ring gas hob with extractor hood over and dishwasher. Void for further appliances, part tiled walls, ceiling light, and central island with inset sink with mixer tap and drainer. The dining area has uPVC doors opening out onto the rear garden - perfect for entertaining, spotlighting, Velux window and radiator. Adjoining this is a family area with TV point, Velux window, window to the rear and radiator. Door into;

FAMILY ROOM
9'2" x 10'2" (2.80 x 3.12)
Ideal play room or home office, with spotlighting and door into;

UTILITY
6'9" x 6'9" (2.08 x 2.07)
Modern wall and base units with work surfaces over and void for appliances below, uPVC window to the front, ceiling light and radiator. Door into;

CLOAKROOM
4'1" x 3'3" (1.26 x 1.01)
Low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE
11'8" x 9'3" (3.56 x 2.83)
Double room with uPVC window to the rear, fitted wardrobes, ceiling light and radiator.

BEDROOM TWO
8'10" x 11'0" (2.71 x 3.36)
Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM THREE
8'5" x 8'4" (2.59 x 2.55)
Double room with uPVC window to the rear, ceiling light and radiator.

BATHROOM
8'7" x 6'8" (2.64 x 2.05)
White suite comprising panelled bath with shower over, vanity unit with close couple WC and wash hand basin. Built in storage cupboard, uPVC window to the front, part tiled walls, ceiling light and radiator.

EXTERNAL
To the front of the property is a parking area for 2-3 vehicles.
The rear is enclosed by fencing with Astroturf for ease of maintenance, patio area, raised decking and garden shed.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely to be limited indoor and good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

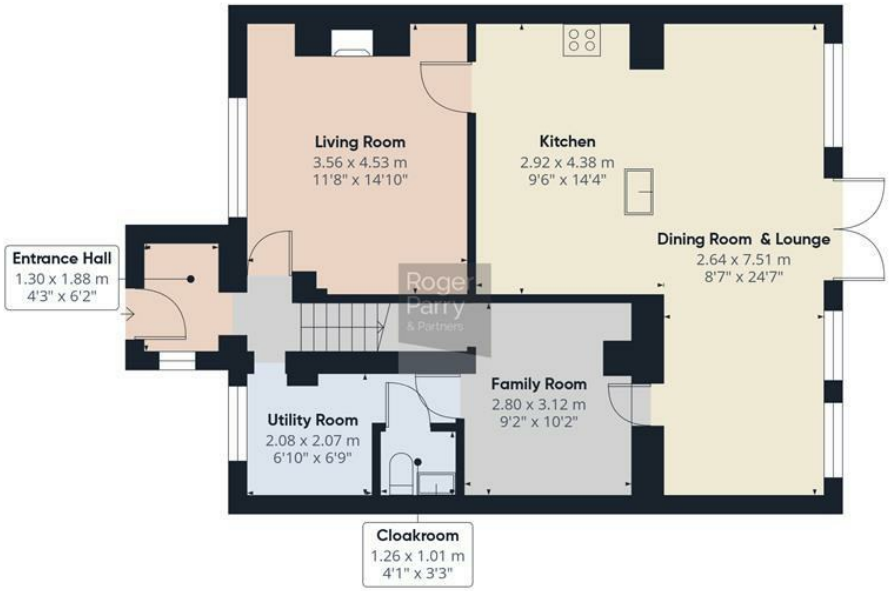
COUNCIL TAX BANDING
We understand the council tax band is B - Shropshire Council. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

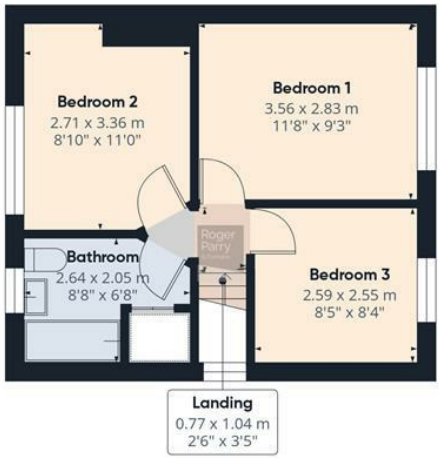
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1

Approximate total area(1)

99.2 m²

1068 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire
Council Tax Band: B
EPC Rating: C
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:

What3Words ///belts.wriggled.blushes

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

01691 655334

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.