





11 Perry View, Gobowen, Oswestry, Shropshire, SY10 7UF
Offers In The Region Of £295,000

A rare opportunity to purchase this two bedroom, deceptively spacious and well presented detached bungalow in a popular elevated position on the outskirts of Gobowen. The accommodation includes an Entrance hall with ceramic tiled floor, living room with feature gas fire, fitted kitchen, separate utility room, shower room and two double bedrooms both with built-in wardrobes. The property benefits from gas fired central heating and is double glazed throughout.



The village is just 3 miles from Oswestry with excellent road and the rail network connections. The village has a primary school, railway station and a range of shops and pubs.

Entrance Hall

With radiator, tiled flooring and door providing access into Living Room.

Living Room

16'9" x 10'8" (5.11 x 3.26)

With feature gas fire, quarry tiled hearth and brick surround, large window to front and radiator. Doors to kitchen and inner hall.

Kitchen

9'5" x 10'10" (2.88 x 3.32)

Fitted with a modern range of wooden fronted units with stainless steel sink and drainer set into laminated worksurfaces. Space and plumbing for a washing machine and electric cooker. Tiled splash back to walls, radiator and window providing a pleasant outlook to rear garden.

Utility Room

7'8" x 5'6" (2.35 x 1.68)

With undercounter space for two further appliances with laminated worksurfaces over and tiled splashback. Door lead to the rear garden.

Inner Hall

With access to airing cupboard and loft access.

Bedroom

13'8" x 7'10" (4.18 x 2.40)

Window to rear, with built-in wardrobe space and radiator.

Bedroom

10'5" x 12'0" (3.20 x 3.67)

Window to front, with built-in wardrobe space and radiator.

Shower Room

9'3" x 5'2" (2.84 x 1.59)

with low-level WC, pedestal wash basin and a direct feed shower cubicle.

Garage

16'11" x 8'5" (5.18 x 2.59)

Attached garage with access from the rear.

Outside

Externally the property is approached via the roadside, leading to a large tarmac driveway offering ample off-road parking, which leads to an adjoining single garage with up and over door, power and lighting with a rear access door. A private rear enclosed garden with a split level patio, low maintenance lawn and enclosed side path. timber summer house and outside tap.

General Notes**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. There is oil central heating. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 1800 Mbps. Mobile Service: 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 C. 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

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.

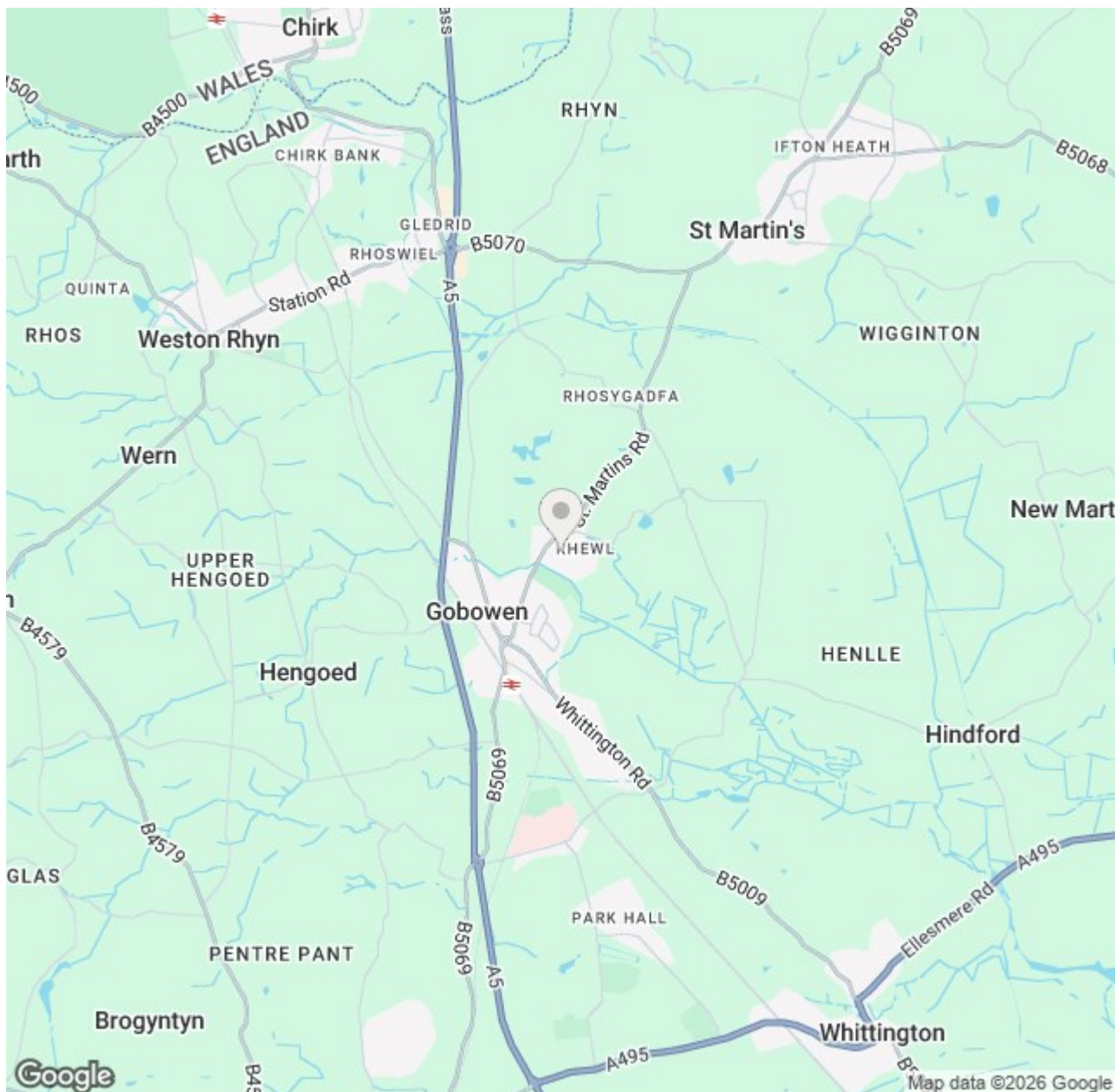
Viewing arrangements

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



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.