

BOWEN

PROPERTY SINCE 1862



Offers in the region of £99,950

9 Meadowbrook Court, Twmpath Lane, Gobowen,
Oswestry, Shropshire, SY10 7HD

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious and well appointed two bedroom semi-detached bungalow situated within the popular Meadowbrook Court retirement complex on the outskirts of Gobowen. The property includes underfloor heating alongside additional ceiling ventilation and the accommodation comprises the following: Hall, Living/Dining Room, Conservatory, Kitchen, 2 Bedrooms, Bathroom, Separate WC and Garage. Externally the property benefits from an enclosed low maintenance garden area and the complex itself has a wide range of facilities including additional on site care, if required.

Location: The property is situated on the fringe of the popular village of Gobowen close to the renowned Robert Jones and Agnes Hunt Orthopaedic Hospital. The village has an excellent range of amenities including shops, post office, public house, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry and Shrewsbury, together with the cities of Wrexham and Chester. The village has an excellent bus service, as well as a main line railway station providing direct services to Shrewsbury and Chester.

Accommodation

Part glazed door into:

Hall: Built-in storage cupboard, separate airing cupboard with pressurised hot water cylinder, access to loft space, Tunstall call system and doors off to:

Cloakroom: 6' 8" x 2' 10" (2.03m x 0.87m) With low level flush WC and part tiled walls.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Living/Dining Room: 23' 1" x 8' 7" widening to 12'3" (7.03m x 2.61m widening to 3.73m)
TV/telephone point, glazed doors to Conservatory, double doors to Bedroom 2 and archway to:

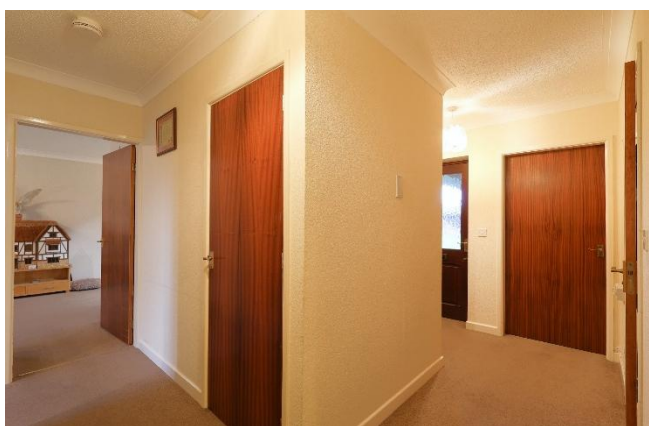
Kitchen: 8' 7" x 6' 11" (2.61m x 2.12m)
Comprising a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven, space for a fridge and space and plumbing for a washing machine. Separate hob with extractor hood over, part tiled walls and vinyl flooring.

Conservatory: 9' 7" x 8' 11" (2.93m x 2.72m max.) Recently replaced uPVC side/end panels, doors and windows. Lighting and power laid on and glazed doors to garden.

Bedroom 1: 12' 10" x 11' 11" (3.91m x 3.62m)
Fitted wardrobes and TV point.

Bedroom 2: 9' 9" x 8' 1" (2.96m x 2.46m)
Double doors to Living/Dining Room.

Bathroom: 9' 7" x 8' 3" (2.93m x 2.52m) Suite comprising an accessible bath with hoist, separate shower cubicle with mixer shower,





pedestal wash hand basin and low level flush WC. Part tiled walls and vinyl flooring.

Garage: 19' 11" x 10' 11" (6.06m x 3.32m) With up and over door to driveway and lighting and power is laid on.

Gardens: The property includes a driveway providing access to the garage and pedestrian gate to the paved low maintenance gardens. These adjoin the conservatory and are bordered by brick walls. To the other side of the property there are communal lawned gardens with pedestrian paths providing access to the individual properties.

Tenure & Service Charge: The property is subject to a Lease dated for a period of 100 years from 1st April 1992 at a ground rent of £100.00 per annum for the first 25 years and thereafter increasing by £50 every 25 years. It is understood the property is also subject to a service charge of £575.00 per calendar month which includes the provision of support staff on hand 24 hours per day, general maintenance of the communal areas, building insurance and collection of refuse. Included is a window cleaning service and a cleaner once a week.

Services: We are advised that mains electricity, water and drainage supplies are connected to the property.

Council Tax Band: Council Tax Band 'B'.

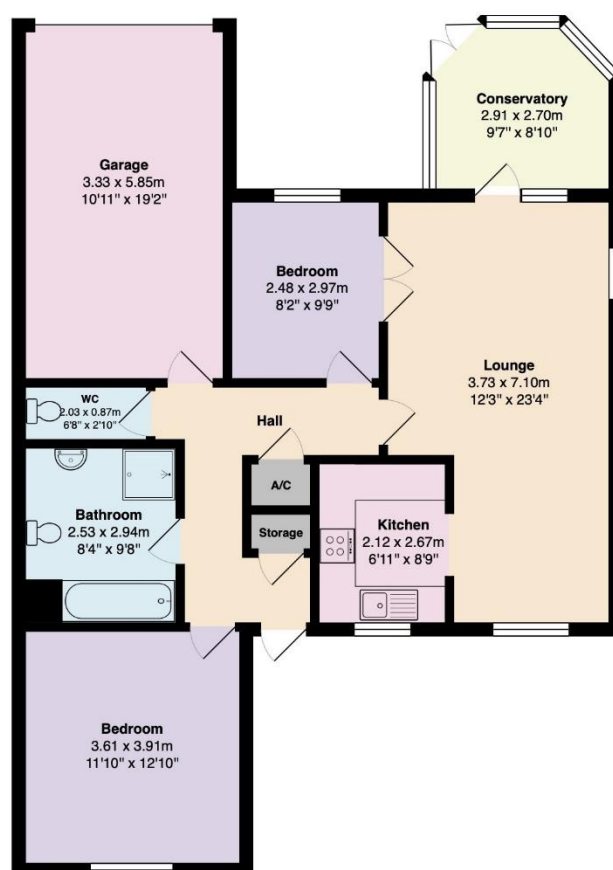
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: EPC Rating Band E (53).

Directions: From Oswestry proceed out of town along the B5069 Gobowen Road upon reaching the roundabout take the third turning onto Twmpath Lane signposted 'Orthopaedic Hospital'. Continue past the hospital before turning left into the Meadowbrook complex. Follow the road ahead and round to the left where the property will be found on the right hand side.



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Total Area: 81.6 m² ... 878 ft² (excluding garage)

All measurements are approximate and for display purposes only

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