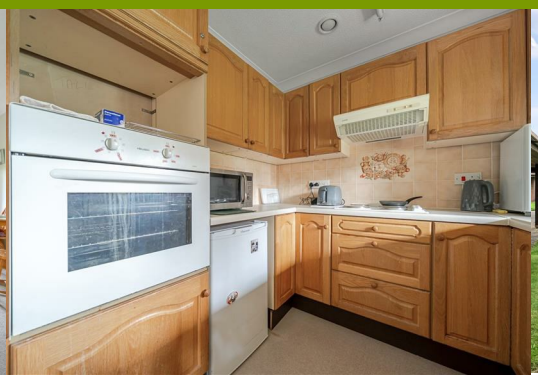


18 MEADOWBROOK COURT TWMPATH LANE

GOBOWEN | OSWESTRY | | SY10 7HD







A well-presented one-bedroom bungalow with conservatory, private enclosed courtyard garden, and allocated parking space. Forming part of the sought-after Meadowbrook Court retirement development in Gobowen, within easy reach of village amenities, railway station and the A5 road network.

Offers in the region of £56,000





1 1 1 E

- **Well-Presented One-Bedroom Bungalow**
- **Spacious Living Room and Fitted Kitchen with Dining Space**
- **Allocated Parking Space**
- **Enclosed, Low-Maintenance Rear Garden**
- **Excellent Road Links to Oswestry, Wrexham and the A5**
- **Pleasant Cul-de-Sac Position on the Edge of Gobowen Village**

DESCRIPTION

18 Meadowbrook Court is a well-proportioned one-bedroom bungalow forming part of this popular retirement development in the heart of Gobowen. The property offers comfortable, single-storey living with the benefit of a private, enclosed courtyard garden and access to attractive communal grounds.

The accommodation extends to approximately 735 sq ft and briefly comprises an entrance hall, fitted kitchen, and a spacious open-plan reception/dining room providing an excellent living and entertaining space. From here, double doors open into a light and airy conservatory which enjoys a pleasant outlook over the garden and provides a versatile additional living area.

The bedroom is of generous double proportions with built-in storage and is served by a well-appointed bathroom with both bath and separate shower enclosure.

The property further benefits from double glazing and energy-efficient infra-red electric panel radiators (whilst retaining the original underfloor heating for extra energy efficiency), together with the use of communal facilities within the development.

OUTSIDE

The property benefits from a private, enclosed rear courtyard garden which provides an easily maintained and secure space, ideal for outdoor seating and container planting. The area is predominantly paved, with established shrubs and ornamental planting adding colour and interest. A pedestrian gate provides access to the communal grounds.

To the front there is a covered approach with paved pathway and a neat lawned foregarden, all of which enjoy a pleasant outlook over the development. Residents also have the use of landscaped communal gardens and grounds, which are maintained under the service charge arrangement.

DIRECTIONS

From Oswestry, proceed north on the A5 towards Wrexham. At the roundabout for Gobowen, take the third exit signposted Gobowen. Continue into the village and at the central roundabout by the shops turn left onto Twmpath Lane. Continue for a short distance and the entrance to Meadowbrook Court will be found on the right-hand side.

W3W

What3Words:///minimums.wounds.diet





SITUATION

Meadowbrook Court occupies a convenient position on the edge of Gobowen, a popular village with an excellent range of day-to-day amenities including a convenience store, post office, primary school, medical practice, public houses and the renowned Robert Jones & Agnes Hunt Orthopaedic Hospital.

Gobowen benefits from a mainline railway station on the Shrewsbury to Chester line, providing direct services to Wrexham, Chester and beyond, together with a regular bus service to the nearby market town of Oswestry. The A5 trunk road is about a mile away and gives easy access to Shrewsbury, Telford and the Midlands to the south, as well as Wrexham, Chester and the Wirral to the north.

The development itself enjoys a pleasant, tucked-away setting off Twmpath Lane, with landscaped communal grounds and easy access to surrounding countryside walks, whilst still being close to all village facilities.

SERVICES

We understand the property has the benefit of mains electricity, mains water and mains drainage. Heating is via electric.

TENURE

The property is of leasehold tenure and we understand that, at the time of writing, approximately 66 years remain unexpired on the lease.

GROUND RENT

The ground rent is £100 per year which increases by £50 every 25 years.

SERVICE CHARGE

The service charge is £585 per month and includes 24-hour care, monthly window cleaning, a weekly cleaning service, grounds maintenance, comprehensive insurance and access to a dayroom with weekly activities. The charge is reviewed annually in April.

N.B

Please note all prospective purchasers of Meadow Brook Court must be 65 years of age.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

COUNCIL TAX

Shropshire Council – Council Tax Band B.

AGENTS NOTES

We have been advised that furnishings are available by separate negotiation.

We understand the property is connected to a 24-hour call assist and response service, which is currently under review as part of a proposed development-wide upgrade.

ANTI-MONEY LAUNDERING (AML) CHECKS

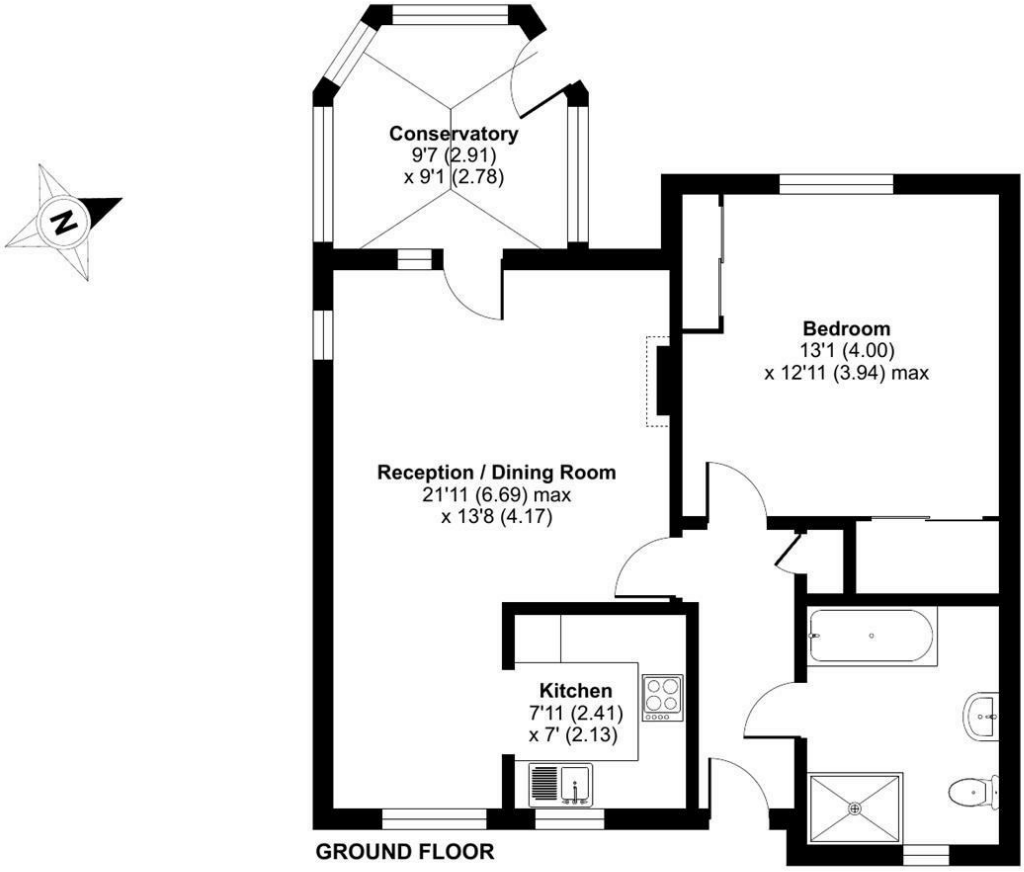
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

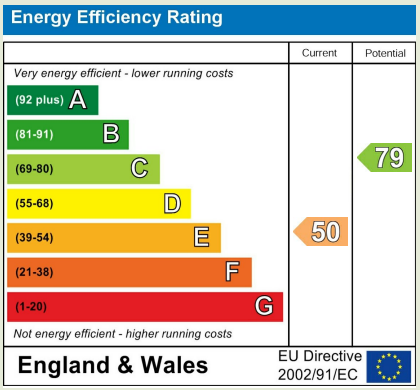
By appointment only through the sole selling agents, Halls, Oswestry Office, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670 320.

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1360214



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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