



Green End, Whittington Road, Gobowen, Oswestry, SY11 3NE

**Bowen Son
and Watson**

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An immaculately presented 3 Bedroom Semi-Detached Property situated in a desirable location on the edge of the popular village of Gobowen. The property was constructed in the 1930's and retains a host of original features yet has been fully updated and extended by the current owners to create a contemporary family home.

The accommodation briefly comprises: Hallway, Dining Room, Lounge, oak framed Garden/Family Room, Kitchen, Utility, Cloakroom, 2 first floor Bedrooms, Bathroom and Study together with second floor 3rd Bedroom and En-Suite.

Externally the property has good sized gardens together with external Workshop/Office, Log Store and Dog Run. The property benefits from uPVC double glazing, gas fired central heating, solar thermal panels, electric PV solar panels, LED lighting throughout and was re-roofed in 2013.

LOCATION

The property is situated on the edge of the popular village of Gobowen. 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, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station providing direct services to Shrewsbury and Chester. The village also has an excellent bus service.

ACCOMMODATION

The property is constructed of brick under a pitched slate roof and is approached over a tarmac driveway with path leading to a composite uPVC door into:

ENTRANCE LOBBY

With mosaic tiled floor and original front door with frosted glass side panels leading into:

MAIN HALLWAY

With original mosaic quarry tiled floor, stairs to first floor, radiator, smoke alarm/CO2 alarm, part glazed door into:

DINING ROOM

13' 0" x 12' 2" (3.96m x 3.7m)

With coal effect gas fire set on a raised marble hearth with Adam style fire surround, radiator, bay window to front elevation. Part glazed door off Hallway into:

LOUNGE

12' 2" x 12' 2" (3.7m x 3.7m)

Fireplace with slate hearth housing multi-fuel burner, original stripped timber floorboards, coving to ceiling, radiator, opening into:

GARDEN/FAMILY ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

Of oak framed construction with solid slate roof and glazed surround with sliding doors leading to patio. Spotlights to ceiling, Warm Up underfloor heating, door into:



KITCHEN

14' 2" x 6' 11" (4.32m x 2.1m)

Fully fitted kitchen with a range of matching base units and eye level wall cupboards with under lighting, worktop above and tiled surround. Stainless steel sink and drainer with mixer tap. Integrated fan assisted oven/grill with four ring Hotpoint induction hob and stainless steel extractor hood over. Integrated fridge and freezer, integrated dishwasher. Radiator, laminate flooring, door to:

UTILITY ROOM

4' 8" x 6' 8" (1.43m x 2.03m)

Fitted base cupboards with worktop over and matching wall cupboards. Continuation of laminate flooring. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Worcester wall mounted gas boiler, heating timer controls. UPVC door to rear garden and doors into:

CLOAKROOM

2' 9" x 6' 8" (0.83m x 2.03m)

With low level flush WC, fitted storage cupboard with worktop above and continuation of laminate flooring.



FIRST FLOOR LANDING

Picture rail and smoke alarm.

BEDROOM 1

12' 3" x 12' 11" (3.73m x 3.94m)

Fitted wardrobes to one wall comprising three double wardrobes with hanging rails and storage above. Radiator, picture rail.

BEDROOM 2

12' 11" x 12' 1" (3.94m x 3.68m)

With two fitted double wardrobes with hanging rails and overhead storage cupboards. Open shelves, bay window to front elevation, radiator.

FAMILY BATHROOM

11' 3" x 7' 11" (3.44m x 2.41m)

Fitted bathroom suite comprising vanity wash hand basin with tiled splashback and mirror, low level flush WC, freestanding bath and shower cubicle. Spotlights to ceiling, heated towel rail, extractor fan.

STUDY/BEDROOM 4

8' 4" x 6' 8" (2.54m x 2.04m)

Radiator and stairs with LED lighting leading to:



SECOND FLOOR LANDING

Door to:

BEDROOM 3

12' 5" x 12' 6" (3.79m x 3.8m) max

Engineered oak flooring with Warm Up underfloor heating, exposed brick chimney breast, LED spotlights to ceiling, roof storage to both sides, dormer window overlooking open countryside, door into:

EN-SUITE

8' 0" x 5' 8" (2.45m x 1.73m)

Continuation of oak flooring. Fitted bath, vanity wash hand basin, low level flush WC. Velux window, heated towel rail.

GARDENS

To the rear the property has a good size garden mainly laid to lawn with paved patio and a gravel driveway leading to the front of the property where a tarmac driveway provides ample off road parking and turning area together with a small lawned garden. To the rear there is a useful outbuilding constructed of brick with slate roof and currently comprises:



OFFICE

6' 11" x 8' 2" (2.1m x 2.5m)

Fully insulated with light and electric points, fitted base and wall units with integrated sink and under sink electric water heater, integrated fridge/freezer and heat efficient electric radiator.

WORKSHOP

6' 11" x 8' 2" (2.1m x 2.5m)

Power and light connected and fitted racking shelving.

ADJOINING DOG RUN

4' 5" x 8' 2" (1.34m x 2.5m)

LEAN-TO WOOD STORE

7' 10" x 5' 6" (2.4m x 1.68m)

SOLAR PANELS & ROOFING

We are informed that the property has solar thermal panels together with electric PV solar panels both installed in 2013. the property was re-roofed in 2013 with low maintenance plastic soffits and fascias also installed at the same time. For further details please contact the Selling Agents.

AGENT'S NOTE

We understand that Planning Permission has been granted for residential homes on part of the adjoining field.

DIRECTIONS

From the A5/A483 Oswestry bypass take the B5069 signposted Gobowen. Continue into the village and over the railway crossing and continue to the roundabout before taking the fourth turning right onto Whittington Road. Continue for approximately a quarter of a mile and the property will be found on the left identified by the Agent's for sale board.





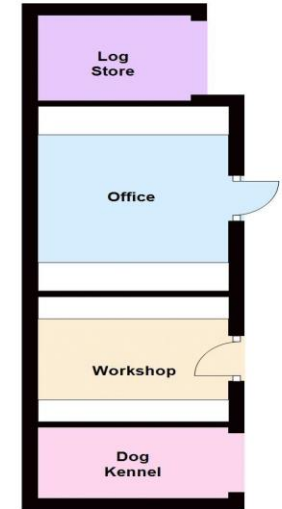
Ground Floor



First Floor



Second Floor



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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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