



Offers in the region of £195,000

 3 Bedrooms  1 Bathroom

50 Meadowbrook Court, Gobowen,
Oswestry, Shropshire, SY10 7HD

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General Remarks

Bowen are pleased with instructions to offer this truly exceptional three 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, is double glazed throughout and has off road parking alongside a spacious garage.

The internal living accommodation is most generously proportioned and must be viewed to be appreciated. 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. 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.



BOWEN

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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 expressively 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.

The village has a main line railway station providing direct services to Shrewsbury and Chester. The village also has an excellent bus service.

Accommodation

A part glazed door leads into:

Hall: Wood flooring, built in storage cupboard, access to partly boarded loft space, cupboard housing hot water cylinder, Tunstall assistance call button and doors off to:

Living/Dining Room: 23' 5" x 14' 0" widening to 23' 2" (7.14m x 4.27m widening to 7.05m) Electric fireplace set in decorative surround, TV point, wood flooring, C/H control and doors off to:

Kitchen: 9' 0" x 8' 7" (2.74m x 2.62m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Integrated double oven and separate hob with extractor hood over. Space for fridge and freezer. Part tiled walls and wood flooring.

Conservatory: 21' 5" x 8' 3" (6.53m x 2.51m) Wood flooring and glazed doors to gardens.

Master Bedroom: 14' 8" x 11' 11" (4.46m x 3.62m) TV and telephone points.

Dressing Room: 7' 5" x 4' 8" (2.27m x 1.43m) Range of fitted wall shelves and hanging rails. Wood flooring.

En Suite: 5' 7" x 4' 1" (1.71m x 1.24m) Comfort height W.C., wash hand basin with vanity unit below and wood flooring.

Bedroom 2: 12' 10" x 11' 11" (3.90m x 3.62m) Fitted wardrobe.

Bedroom 3/Study: 9' 9" x 8' 1" (2.97m x 2.46m)

Shower Room: 9' 7" x 8' 3" (2.93m x 2.52m)

Modern suite comprising a large walk in shower cubicle with mixer shower, wash hand basin with vanity unit below and comfort height low level flush w.c. Non slip flooring and heated towel rail.

Garage: 19' 10" x 10' 10" (6.04m x 3.31m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Space/plumbing for washing machine, light/power facilities laid on, access to loft space and electric up/over door to driveway.

Outside: The property includes an enclosed garden which is paved for ease of maintenance and includes flowering beds, external power/water points and gated access to the driveway.

EPC Rating: EPC Rating - Band 'E' (46).

Tenure and Service Charge: We are informed that the property is subject to a Lease dated for a period of 100 years from 1st April 1999 subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years.

Also subject to a monthly service charge of circa £560.00 which involves 24 hour audio call for the medical and emergency assistance, refuse collection, building insurance, window cleaning, maintenance to the building and communal gardens and certain internal cleaning each week. Purchasers should seek clarity on these points via their respective legal advisor.









Council Tax Band: Council Tax Band 'B'.

Local Authority: Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

Directions: From Oswestry head north on the A5/A483. At the first roundabout take the fourth exit signposted for the Orthopaedic Hospital. Continue past the hospital before turning left into Meadowbrook Complex.

Follow the road ahead and round to the left then take the left hand turning. Follow the road ahead and the property will be found on the right hand side, opposite space for additional visitors parking.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



