

HAYLEY JACKSON

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Thomas Penson Road, Gobowen, Shropshire, SY11 3GW























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This four bedroom detached former 'Show Home' is immaculate throughout and is situated in a popular residential location within the popular village of Gobowen within walking distance to amenities, including Train Station and school. The accommodation comprises, Reception Hall, Lounge, Open Plan Kitchen Dining Room, Play Room, Utility, Cloakroom, Landing, Bedroom with Recessed Wardrobes and Ensuite, Bedroom Two with Recessed Wardrobes, Bedroom with Recessed Wardrobe, Bedroom Four, Bathroom, Gardens to the Front and Rear, Parking, Garden Store, Garden Shed/Workshop. Warmed by gas fired central heating and benefits from UPVC double glazing with blinds fitted.

Main line station within walking distance giving access to Birmingham, Cardiff, Liverpool and London.

The entrance door from the Porch leads into the Reception Hall with staircase leading to the First Floor. The Lounge benefits from a UPVC double glazed to the front elevation. The superb Open Plan Kitchen Dining Room offers a wonderful entertaining area with granite worktops, integrated appliances, recessed store and with UPVC double glazed French doors and window to the rear overlooking the rear garden. This room is complimented by a Utility Room and Cloakroom. There is a Playroom which could lend itself to an Office or further Sitting Room.

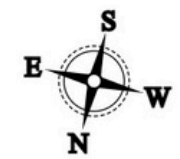
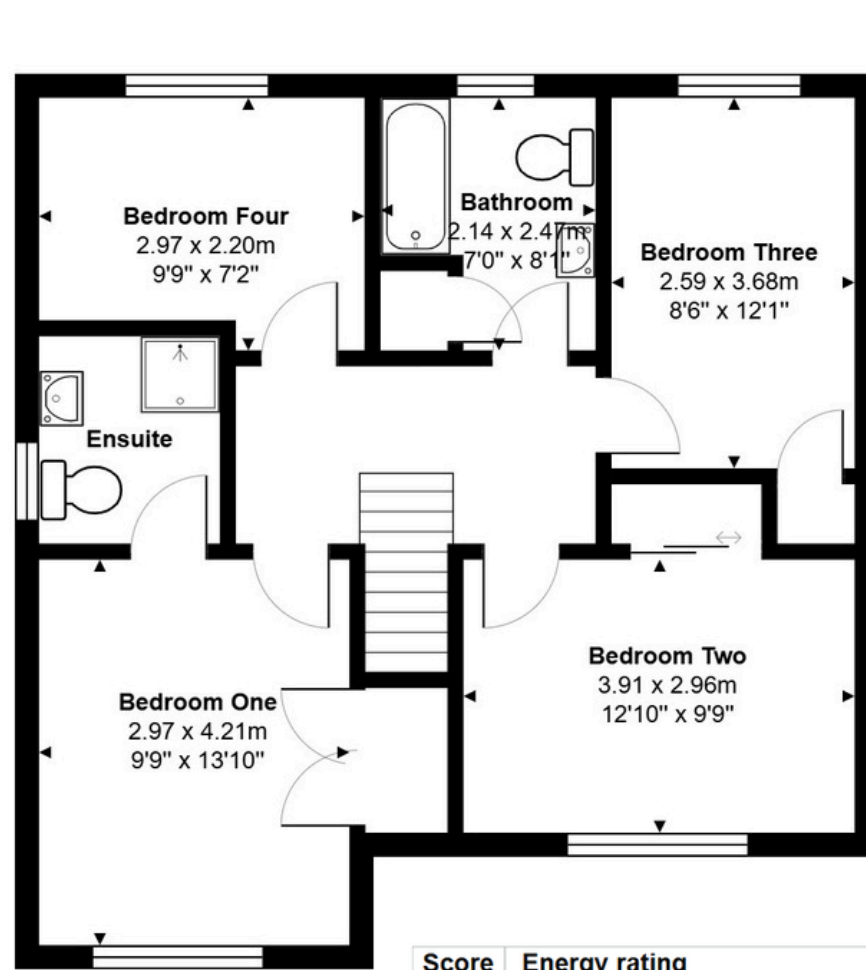
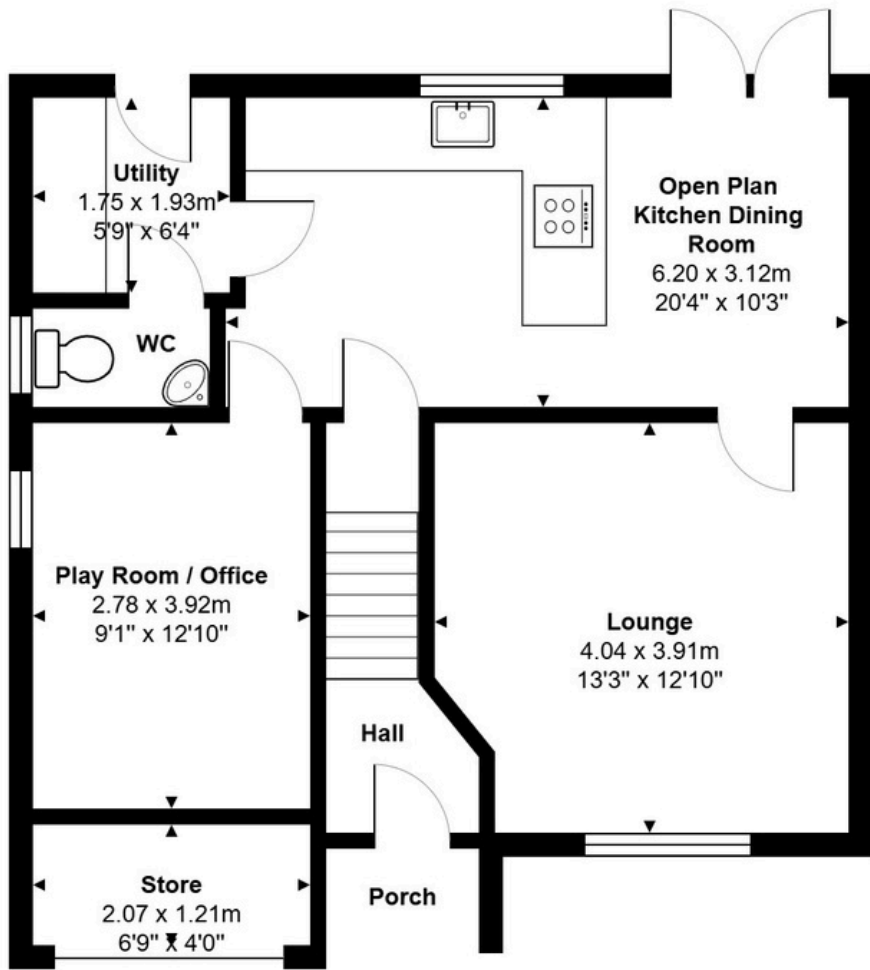
The First Floor Landing provides access to the Main Bedroom with Ensuite Shower Room and Recessed Wardrobes, two further Bedrooms benefit from Recessed Wardrobes and a forth Bedroom with UPVC double glazed window to the rear elevation. The Bathroom comprises a three piece suite with UPVC double glazed window to the rear elevation and linen store.

The Gardens are laid to the rear providing an enclosed area for pets and children with garden shed/workshop, raised borders, decked area and laid to lawn area. The front garden offers parking for two cars and the property benefits from a side area with an enclosed 'refuse/bin area'. A up and over door leads to a storage area (formally the front of the garage).

The property is within walking distance to the School, Shops and Bus Stops.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Council Tax Band – Band D

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

Tenure – Freehold. Confirmation should be
sought via a purchasers legal advisor.

Services – We understand that the property
benefits from mains gas, mains electricity,
drainage and water. Confirmation should be
sought via a purchasers legal advisor.

Viewing strictly via the property agent



Notes – Viewing strictly by
arrangement with the Agent. All
measurements set out in these sale
particulars are approximate and are for
guidance purposes only. Apparatus,
equipment, systems or services etc
have been not tested, and cannot
confirm that they are in full working
order or fit for their purpose. No
assumption should be made as to
compliance with consents or current
usage. Nothing in these particulars
indicate that any fixtures or fittings,
unless 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.



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