



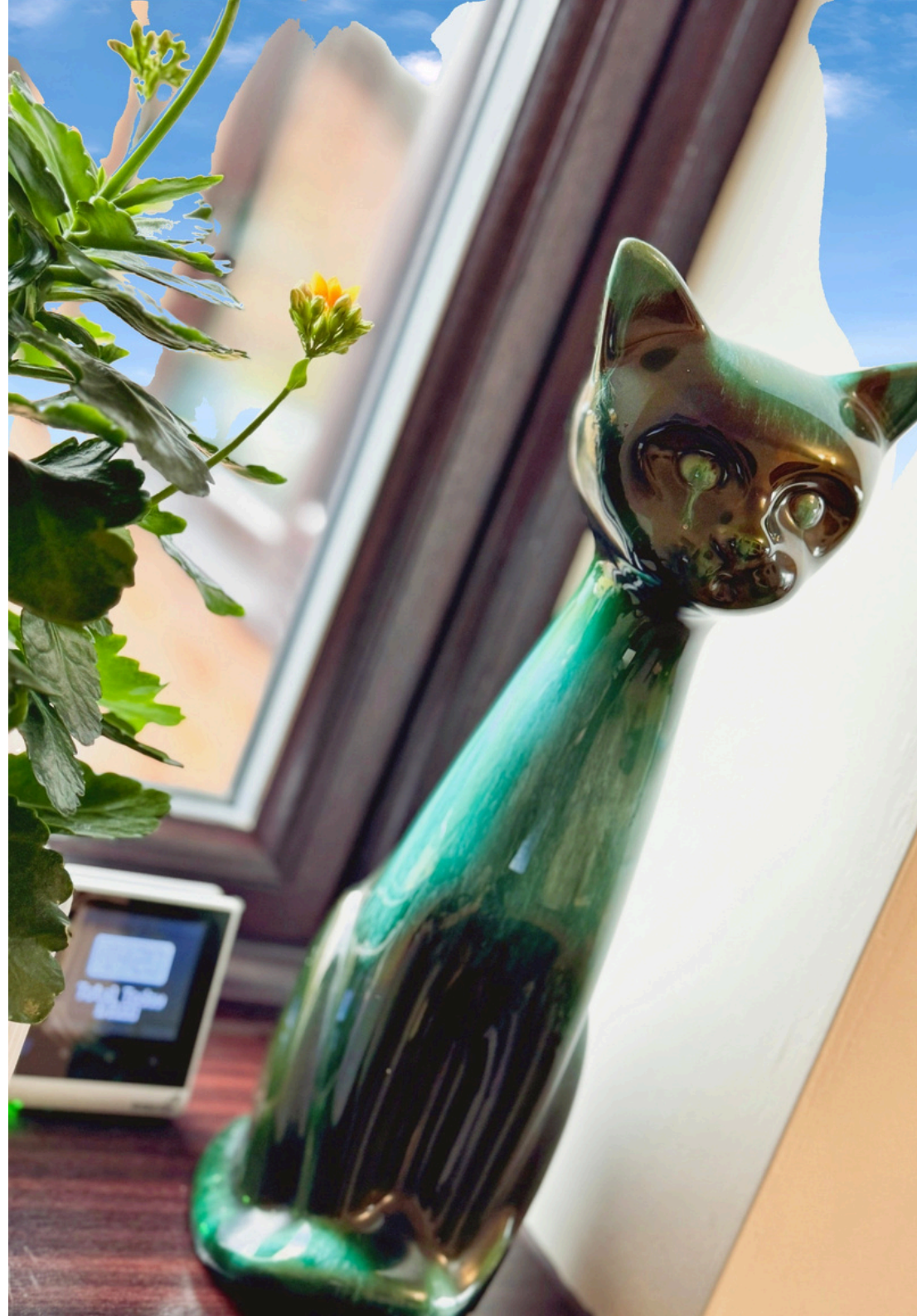
HAYLEY JACKSON

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Old Chirk Road, Gobowen, Shropshire, SY11 3BT























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This detached bungalow has been sympathetically updated throughout to provide a lovely home offering spacious and versatile accommodation, which comprises; Reception Hall, Lounge with Log burner and Oak Floor, Kitchen, Dining Room, Utility Room/Side entrance Hall, Bedroom/Sitting Room/Garden Room, Bedroom, Bedroom, Shower Room, Ample Parking, Gardens to the Front, Side and Rear with additional Side Garden. Situated in a quite cul de sac location within the popular village of Gobowen with a main line train station close by. Warmed by gas fired central heating and benefits from UPVC double glazing, this property will only be appreciated by viewing.

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

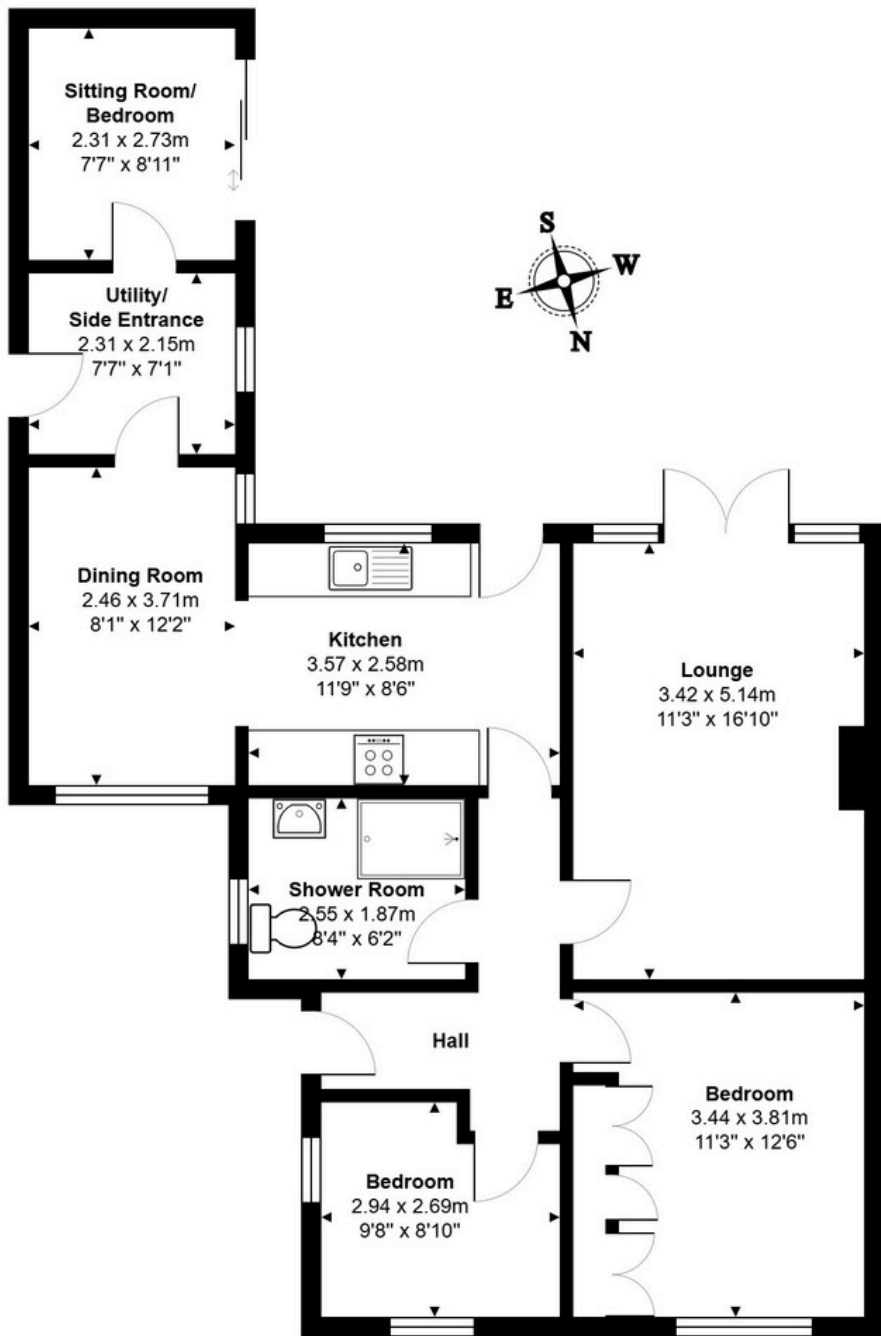
The Reception Hall has a lovely Oak floor laid which continues through to the Lounge, the Lounge has a log burning stove and French doors leading out to the South Facing Garden. The Kitchen opens to the Dining Room with window and door leading to the Gardens. The Dining Room gives access to the Side Entrance and Utility Room and in turn leads to the Bedroom/Sitting Room/Garden Room, this area is versatile and could serve as a number of uses, such as home office or bedroom with it's own access.

There are two double bedrooms to the front of the property, one with built-in wardrobes and the other dual aspect, served by a shower room with walk-in shower.

The approach to the property from the cul de sac is inviting with long driveway providing ample parking space. The front and side garden is planted well with a variety of flowering and herbaceous species. Access is provided to the rear of the property to the private South Facing easy maintenance rear garden with Greenhouse and small pond. There is a gate from the rear garden to an additional side garden.

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





All measurements are approximate and for display purposes only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Council Tax Band – Band C

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.



07359393122 / hayley.jackson@exp.uk.com / hayleyjackson.exp.uk.com