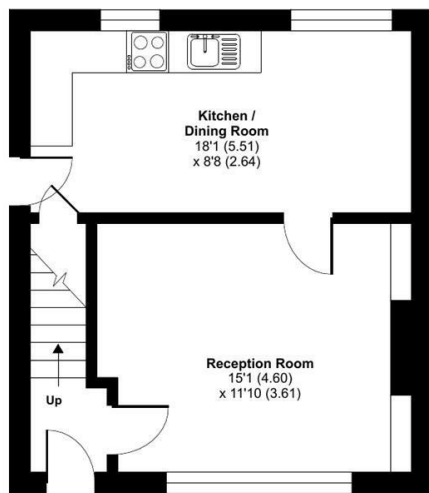


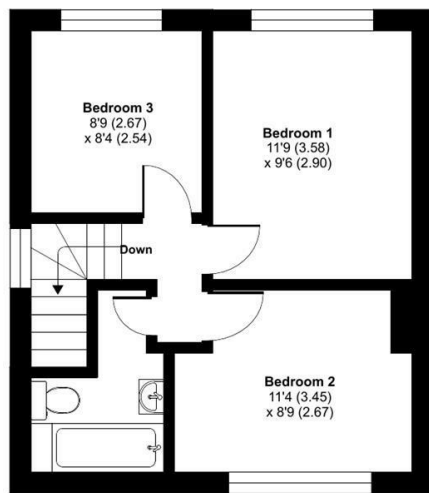
FOR SALE

16 Beeches Avenue, Gobowen, Oswestry, Shropshire, SY11 3LF

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Halls. REF: 1410189



FOR SALE

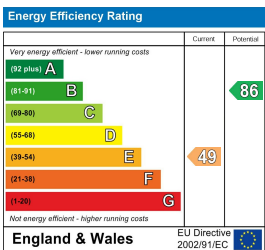
Offers in the region of £200,000

16 Beeches Avenue, Gobowen, Oswestry, Shropshire, SY11 3LF

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Well-presented three-bedroom semi-detached home**
- **Finished to a high standard throughout**
- **Driveway parking for up to three vehicles**
- **Generous rear garden ideal for families and entertaining**
- **Feature log-burning stove to the living room**

DESCRIPTION

Occupying a pleasant position within a well-established residential area of Gobowen, 16 Beeches Avenue is an attractive and well-presented three-bedroom semi-detached home, offering private driveway parking for three vehicles, a generous rear garden and stylishly finished accommodation throughout.

The property has been thoughtfully maintained and improved, creating a home that is ready to move straight into and ideally suited to first-time buyers, young families or those seeking a manageable yet well-proportioned home in a convenient village setting.

The accommodation is arranged over two floors and extends to approximately 764 sq ft (71 sq m). The ground floor is entered via a welcoming hallway leading through to a comfortable reception room, where a feature log-burning stove provides a warm and characterful focal point. This space offers an ideal setting for relaxing or entertaining.

To the rear, the kitchen/dining room forms the heart of the home. Fitted with a modern range of units and work surfaces, it provides ample space for dining and everyday family living, with direct access out to the rear garden enhancing the practicality of the layout. To the first floor, there are three well-proportioned bedrooms, including two doubles and a versatile third bedroom which could equally serve as a nursery, guest room or home office. The family bathroom is fitted with a contemporary suite and complements the accommodation well.

Externally, the property benefits from a generous gravelled driveway to the front, providing off-road parking for up to three vehicles — a particularly valuable feature within this location. The rear garden is of a good size and predominantly laid to lawn, offering excellent outdoor space for families, pets or keen gardeners, together with space for seating and entertaining.

Gobowen provides a range of everyday amenities including a convenience store, primary school, public house and railway station with links to Shrewsbury and Chester. The nearby market town of Oswestry offers a wider selection of shopping, leisure and educational facilities, all within easy reach.

OUTSIDE

To the front, a generous gravelled driveway provides private parking for up to three vehicles and is enclosed by timber fencing. The rear garden is of a good size and mainly laid to lawn, offering excellent space for families, pets and outdoor entertaining.

SITUATION

The property is situated on Beeches Avenue within the popular village of Gobowen, a well-served and conveniently positioned location just a short distance from the market town of Oswestry.

Gobowen offers a range of everyday amenities including a convenience store, primary school, public house and railway station, providing direct links to Shrewsbury, Chester and beyond. The nearby town of Oswestry offers a wider selection of shopping, leisure and educational facilities, together with good road connections to the surrounding area.

DIRECTIONS

From our Oswestry office, proceed north out of town on the B5069 towards Gobowen. Continue for approximately 3.5 miles, passing Oswestry Golf Club on your left, and follow the road directly into Gobowen.

Upon entering the village, continue straight ahead at the roundabout and proceed along Church Road. Take the turning onto Beeches Avenue, where the property will be found on the right-hand side, identified by our For Sale board.

SERVICES

We understand the property benefits from mains water, mains drainage, mains electricity and gas central heating. The living room is further enhanced by a feature log-burning stove.

Prospective purchasers are advised to make their own enquiries regarding the continuity and suitability of all services.

SCHOOLING

Gobowen benefits from a well-regarded primary school within the village, together with local nursery provision. Secondary education is available in nearby Oswestry, which offers both state and independent schooling options, including The Marches School and Oswestry School.

A wider range of educational facilities can also be found within the surrounding area, making the location well suited to families.

W3W

What3Words:///printout.climbing.tiling

TENURE

We understand the property is of freehold tenure.

COUNCIL TAX

The property is understood to be in Council Tax Band B

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.
Tel: 0345 678 9000
Website: www.shropshire.gov.uk

VIEWINGS

By prior appointment through the selling agents.

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 (including 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.