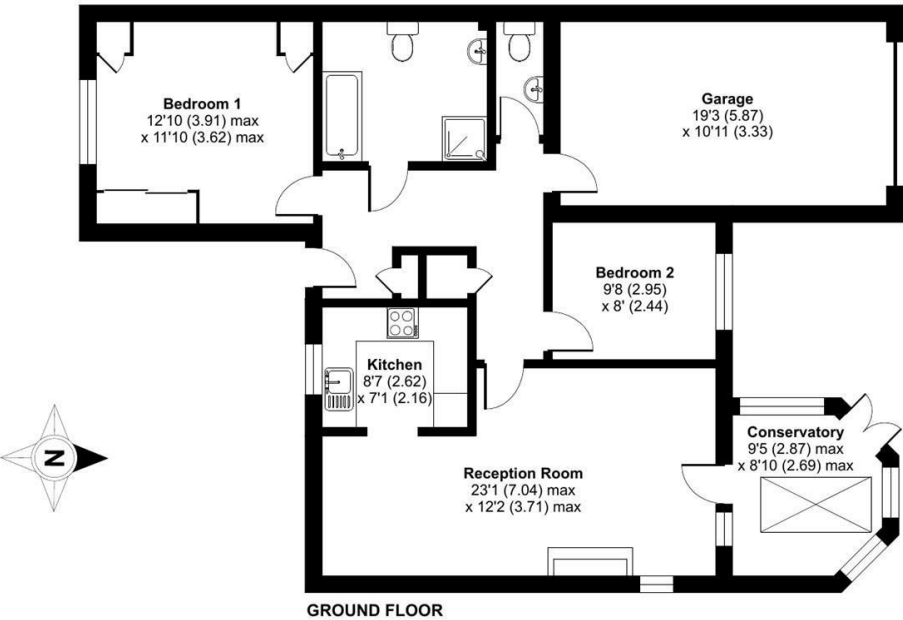


FOR SALE

54 Meadowbrook Court, Gobowen, Oswestry, SY10 7HD



Approximate Area = 883 sq ft / 82 sq m
Garage = 208 sq ft / 19.3 sq m
Total = 1091 sq ft / 101.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1331769



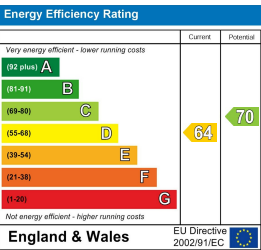
FOR SALE

Offers in the region of £105,000

54 Meadowbrook Court, Gobowen, Oswestry, SY10 7HD

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



A well-kept two-bedroom semi-detached bungalow in a popular retirement development for the over 65s. Tucked away in a quiet cul-de-sac, the property offers easy, low-maintenance living with a fitted kitchen, spacious reception room, bright conservatory, two bedrooms, and bathroom. Outside, there's a private rear garden, driveway parking, and a generous attached garage.



01691 670320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 Bedroom Retirement Bungalow for 65+
- Immaculately Presented Throughout
- Purpose Built Retirement Complex
- Communal Lounge and Gardens
- Off-Road Parking & Garage
- Care Facilities if Required

DESCRIPTION

Halls are delighted with instructions to offer 54 Meadowbrook Court in Gobowen.

This is an appealing and generously proportioned retirement bungalow, forming part of a thoughtfully designed development exclusively for residents aged 65 and over.

THE PROPERTY

Step into a central hallway with access to all rooms. To the left is the principal bedroom, a spacious double with built-in wardrobes, fitted carpet and a large window overlooking the front. Continuing ahead, you'll find the main bathroom fitted with a bath, walk-in shower, chrome towel rail, pedestal basin and low level WC.

Adjacent to the bathroom is a separate cloakroom—providing a convenient SECOND WC ideal for guests.

To the right of the hall is the second bedroom, perfect as a guest room, home office or study.

The generous reception room spans the rear of the property, offering plenty of space for both dining and relaxing, with a door opening into the bright conservatory that overlooks the garden. The kitchen is neatly arranged with fitted units and leads into a useful dining recess or breakfast area.

A side door provides access to the integral garage, offering excellent storage or future conversion potential.

The property benefits from a modern heating setup, incorporating both UNDERFLOOR HEATING and AN AIR VENT SYSTEM, providing comfortable and efficient warmth throughout.

DIRECTIONS

Proceed out of Oswestry Town Centre on Gobowen Road. At the roundabout on the bypass take the third exit signposted for the Orthopaedic Hospital. Proceed past the hospital and take a left turn sign posted Meadowbrook Care Centre. Proceed around the left hand side of the bungalow development and at the community centre follow the bend around to the left and the property will be found in the small cul-de-sac area.

W3W

///barbarian.glitz.screamed

SITUATION

Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the villages day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

SCHOOLING

The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these have been tested.

TENURE

Leasehold for an original term of 100 years from 1st April 1992 subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. The property is also subject to a monthly service charge of £575.00 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.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire Council.

COUNCIL TAX

We understand that the Council Tax Band is Band B.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

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.