

The Lodge, Ashmore Grove

Gobowen, Oswestry, Shropshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive brand-new detached home with spacious accommodation throughout including three en suites

16 Ashmore Grove forms part of a select development of stunning homes nestled within a popular north Shropshire village close to the historic market town of Oswestry. This fabulous property with pretty elevations offers spacious living space throughout, while outside it enjoys a good-sized garden and garage with driveway.



2 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



COUNTRY VILLAGE



1,396 SQ FT



**GUIDE PRICE
£475,000**

The property

The property is a highly attractive home of around 1396 square feet, providing three fabulous bedrooms and a wealth of beautifully presented living space over two floors. The property features handsome brick elevations with an attractive traditional storm porch while inside there are stylish modern fittings including air source heating combined with understated natural décor to create a thoroughly pleasant and comfortable living space.

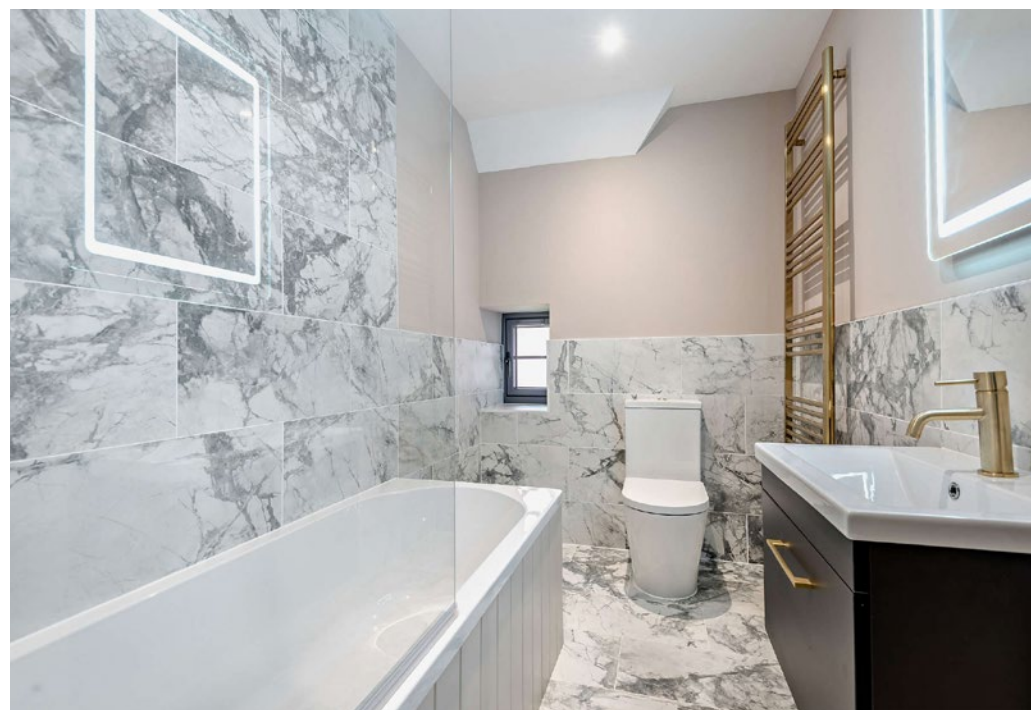
The welcoming entrance hall has a porcelain tiled floor and cloakroom, an attractive staircase leads to the first-floor landing, doors lead to the wonderful kitchen/dining room, utility room and sitting room. The well-equipped LochAnna kitchen with integrated appliances offers wall and floor units with granite work surfaces and separate island incorporating a breakfast bar, there are double opening doors leading to the generous rear patio which is ideal for alfresco dining. The porcelain tiled flooring flows from the entrance hall through to the open plan kitchen/dining room and utility room. The airy triple aspect sitting

room has an attractive feature fireplace and double opening doors to the rear garden. There is also a separate utility room which has a door to the garden.

On the first floor the wonderful principal bedroom boasts a modern en suite with both a separate bath and shower as well as a range of fitted wardrobes. Bedrooms two and three also benefit from modern en suite shower rooms and fitted wardrobes.

Outside

The rear garden has an ample paved patio, there is power and courtesy lighting; a pathway gives side access to the front of the property and garage which has power & light and gravelled driveway for several cars.



Location

The village of Gobowen is surrounded by quintessentially English countryside and boasts a plethora of local amenities including shops, primary school and public houses - the active All Saints village hall holds several events throughout the year.

There is an abundance of fabulous walks on the doorstep as well as numerous sporting pursuits which include regular meetings at Bangor-on-Dee racecourse, popular golf club at Oswestry as well as Lion Quays Gym and Spa.

The vibrant market town of Oswestry is about 3 miles away, within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets and additional leisure facilities. Oswestry has several restaurants and public houses and every year plays host to a popular food & drink festival.

There are several well-regarded schools in the area, including the independent Oswestry School and Moreton Hall.

Gobowen train station offers good connecting links north to the historic cities of Chester and Manchester and south to the vibrant county town of Shrewsbury & London, for frequent air travellers there are airports at Birmingham International, Manchester & Liverpool. The A5 gives access to the nearby M54 link providing convenient access to the Midlands motorway network and regional hubs.

Directions

Post Code SY11 3FX

what3words: ///prancing.helpful.jots



Distances

- Oswestry 3 miles
- Wrexham 13 miles
- Shrewsbury 18 miles
- Chester 24 miles
- Aberdovey 61 miles

Nearby Stations

- Gobowen
- Shrewsbury

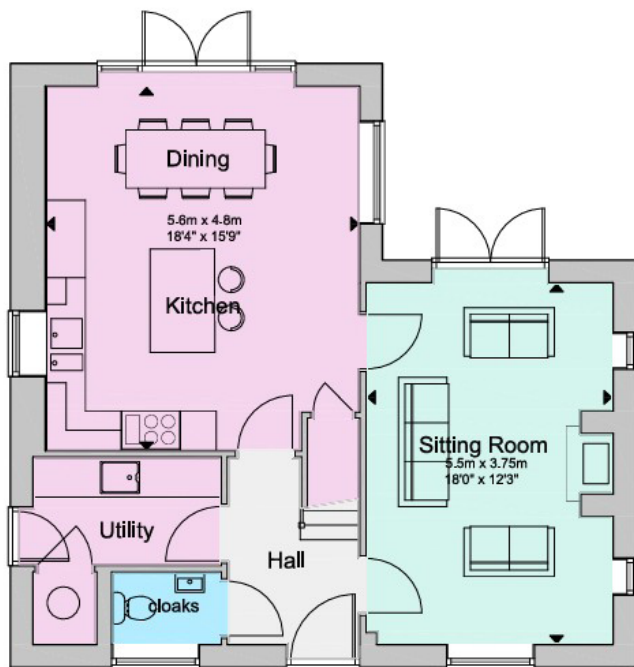
Key Locations

- Whittington Castle
- Oswestry Leisure Centre
- Cae Glas Park
- Chirk Castle (National Trust)
- Erddig (National Trust)
- British Iron Works Centre
- Oswestry Golf Club
- Bangor-on-Dee Racecourse
- Lion Quays Gym and Spa

Nearby Schools

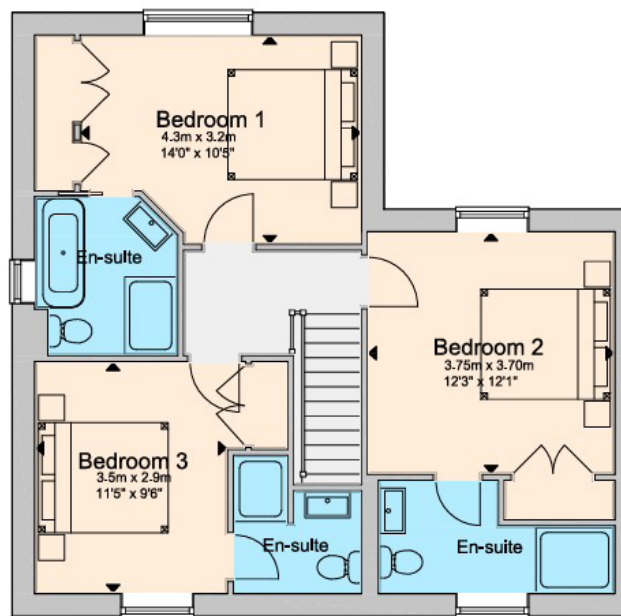
- Oswestry School
- Marches School
- Ellesmere College
- Moreton Hall
- Packwood Haugh Prep
- Prestfelde Prep
- Adcote School for Girls
- Shrewsbury School
- Shrewsbury High School for Girls
- Gobowen Primary School





Ground Floor Plan

Total Internal Floor Area approx 129.8 sq.m - 1396 sq.ft.



First Floor Plan

Floorplans

House internal area 1,396 sq ft

For identification purposes only.

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, mains foul drainage via pumping station.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: B (Predicted)

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Warranty: Professional Consultants Certificate - 6 years.

Agents Notes: There will be a management charge per dwelling to contribute to the communal areas/services including the unadopted road and pumping station - please consult with your solicitor for verification.

Please note internal images are of plot 13 and externals are CGIs

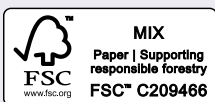
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