

# 2 Green Villas St. Martins Road Gobowen Oswestry SY11 3PG



**3 Bedroom House**  
**Offers In The Region Of £225,000**

## The features

- PERFECT FOR A GROWING FAMILY OR WORK FROM HOME
- ENVIALE VILLAGE LOCATION WITH GREAT AMENITIES
- 3 BEDROOMS AND WELL APPOINTED BATHROOM
- ENCLOSED GARDEN IDEAL FOR OUTDOOR ENTERTAINING
- TRADITIONAL 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM, GARDEN ROOM, KITCHEN AND UTILITY/BOOT ROOM
- DRIVEWAY WITH AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED.



### \*\*\* IMPRESSIVE 3 BEDROOM HOME WITH LARGE WORKSHOP/HOME OFFICE \*\*\*

An excellent opportunity to purchase this charming 3 bedroom traditional semi detached house offering spacious and versatile accommodation - perfect for a growing family or those who work from home.

Occupying an enviable position in this popular and self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen, Utility/Boot Room, 3 Bedrooms, well appointed Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with ample parking, large workshop/home office and enclosed rear garden.

**Viewing essential.**

## Property details

### LOCATION

The property occupies an enviable position in this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

### ENTRANCE HALL

Double glazed door opening to Entrance Hall with window to the side, wooden effect floor covering, display shelving, radiator.

### LOUNGE

A lovely light room with walk in bay window to the front, chimney breast with recess and space for fire, media point, radiator. Wooden effect floor covering.

### DINING ROOM

having window to the side, chimney breast with recess, wooden effect floor covering, radiator. Feature study area with exposed brickwork.

### KITCHEN

Fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over, inset 4 ring gas fired hob with oven and grill beneath, tiled surrounds and range of eye level wall units. Quarry tiled floor, radiator, sash window to the side and door to

### GARDEN ROOM

A great multi purpose room with quarry tiled floor, ample space for breakfast table, radiator, door to garden and opening to

### UTILITY/BOOT ROOM

with ample space for appliances, gas central heating boiler, quarry tiled floor.

### CLOAKROOM

with WC.

### FIRST FLOOR LANDING

From the Entrance staircase leads to First Floor Landing off which lead

### BEDROOM 1

with window to the front, wooden effect flooring, radiator.

### BEDROOM 2

with window to the side, wooden effect flooring, radiator.

### BEDROOM 3/HOME OFFICE

with window to the side, radiator.

### BATHROOM

A well appointed room, attractively fitted with suite comprising panel bath with direct mixer shower unit over with drench head, wash hand basin and concealed WC. Complementary tiled surrounds and flooring, heated towel rail. Window to the side.

### OUTSIDE

The property is approached over driveway which provides parking for several cars. The Front Garden area has been gravelled for ease of maintenance and enclosed with fencing. Double opening gates lead through to the Rear Garden, which is perfect for those who love to entertain and dine outdoors with a large partly covered paved sun terrace and garden laid to lawn which is well screened by tall mature hedging and fencing. There is also a Large timber store/workshop with power and lighting and garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, water and drainage are connected with oil fired central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

**NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

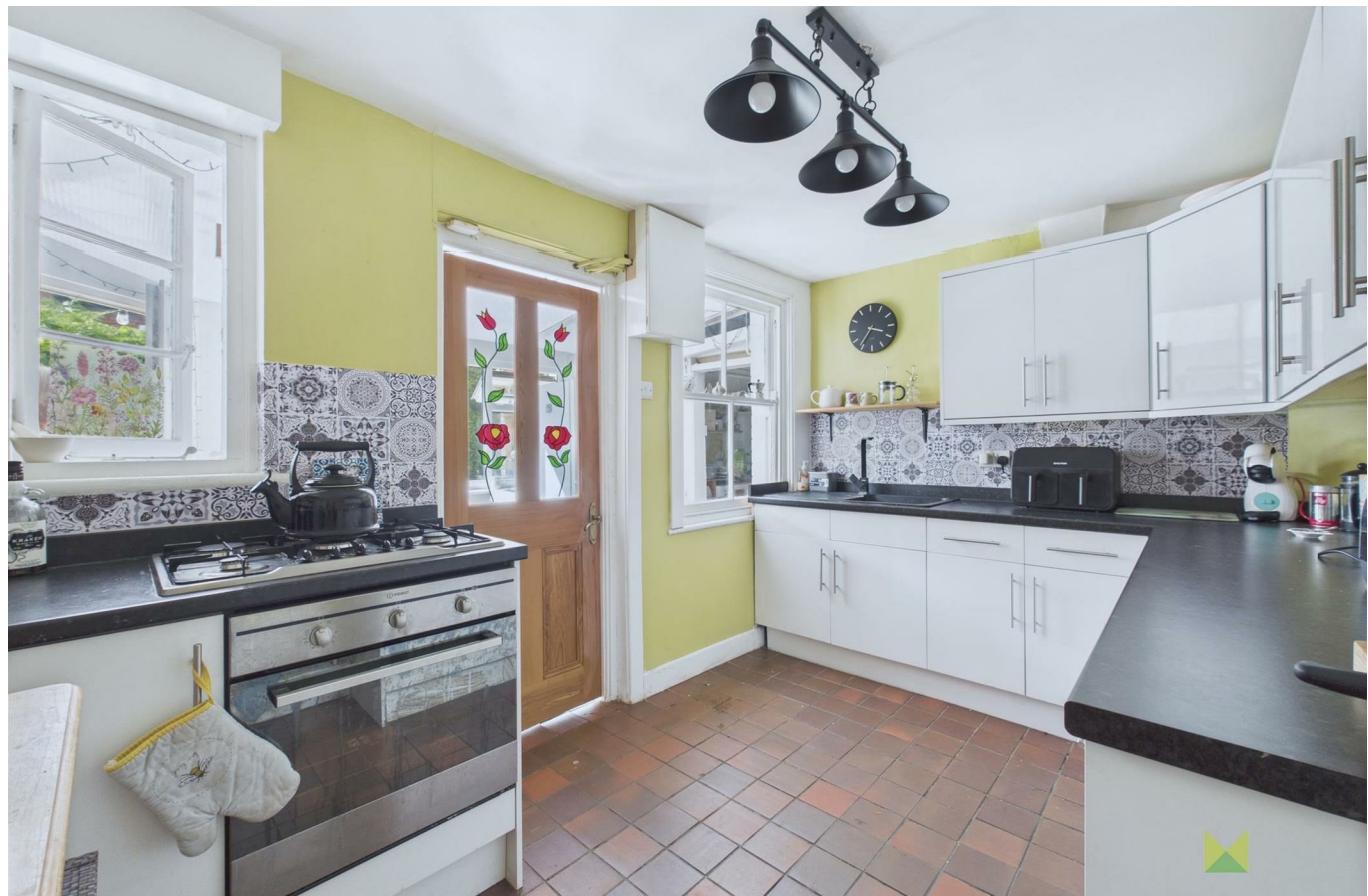




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3 Bedroom House

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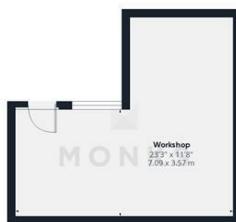




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1228.38 ft<sup>2</sup>

114.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Oswestry office

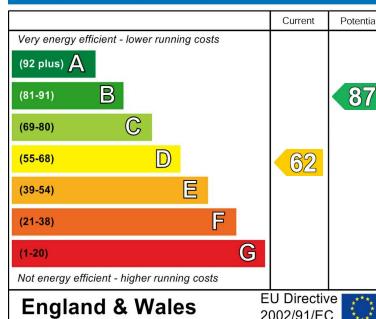
16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

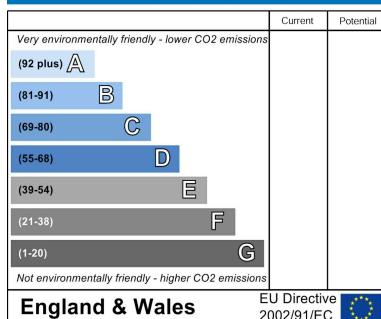
HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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