

5 Martins Field Trefonen Oswestry SY10 9EP



3 Bedroom House - Semi-Detached
Offers In The Region Of £217,500

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- 3 BEDROOMS AND RE-FITTED CONTEMPORARY SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- MODERN 3 BEDROOM SEMI DETACHED HOUSE
- HALL, LOUNGE/DINING ROOM, KITCHEN,
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- VIEWING RECOMMENDED



***** 3 BEDROOM SEMI DETACHED IN ENVIABLE VILLAGE LOCATION *****

An excellent opportunity to purchase this neatly presented 3 bedroom semi - perfect for a growing family.

Occupying an enviable position in the much sought after village which boasts excellent amenities including post office/general store, primary school, public house/restaurant, church and ease of access to the busy market Town of Oswestry.

The accommodation briefly comprises Entrance Porch, Lounge/Dining Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of central heating, driveway with parking and good sized enclosed rear garden.

Early viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of the popular self sufficient village of Trefonen. Boasting an excellent range of facilities including primary school, post office/general store, public house, church and recreational facilities along with lovely countryside walks. The busy market town of Oswestry is a short drive away along with the Railway Station at Gobowen with links to Shrewsbury, Chester and London and the A5/M54 motorway network..

ENTRANCE PORCH

Door opening to Entrance Porch with door opening to Kitchen and useful Storage Cupboard.

KITCHEN

Recently fitted with range of sage green shaker style units incorporating deep glazed Belfast style sink with mixer set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and double oven and grill beneath, matching eye level wall units, space for fridge/freezer.

LOUNGE/DINING ROOM

A generous sized room having window and sliding patio doors to the rear with aspect over the garden, media point, radiator. Wooden effect flooring.

FIRST FLOOR LANDING

Stairs lead to the First Floor Landing with Airing Cupboard.

BEDROOM 1

A generous double room with window to the front, radiator. Feature wood panelling to one wall.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

SHOWER ROOM

Refitted in a contemporary style with large walk in shower with direct mixer unit and drench head, wash hand basin and WC set into concealed vanity with storage. Heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway with parking for several cars. The Front Garden is laid to lawn, side pedestrian access to the Rear Garden which is of a good size and laid lawn with raised flower borders, gravelled and paved seating areas and stone wall divide with steps leading up to additional raised lawned area. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that the property benefits from oil central heating, mains water and electricity and drainage are connected.

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](https://monks.co.uk/buy/mortgage-calculator/) 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

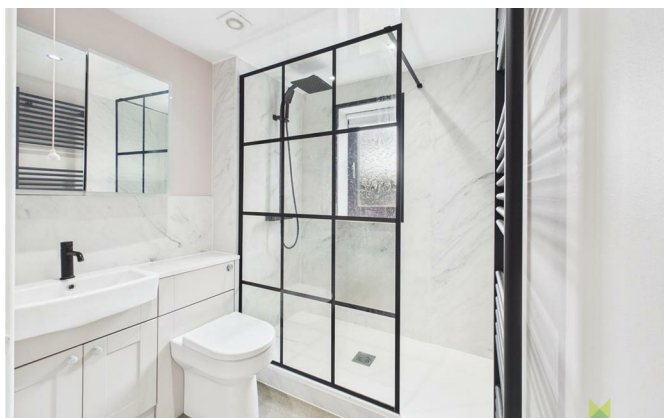
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

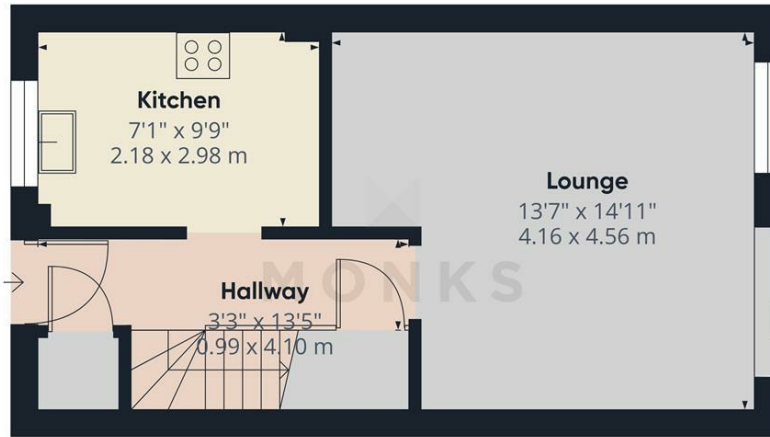
NEED TO CONTACT US

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.

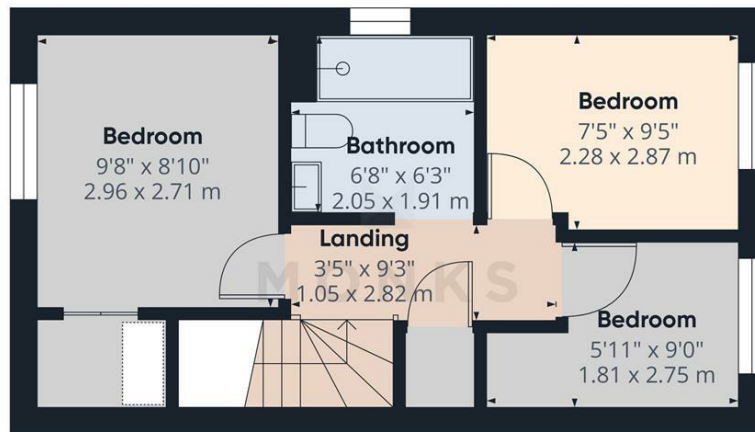
5 Martins Field, Trefonen, Oswestry, SY10 9EP.

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Floor 0



Floor 1



Approximate total area[®]
629 ft²
58.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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