

19 Garden Village St. Martins Oswestry SY11 3AU



3 Bedroom House - Semi-Detached
Offers In The Region Of £229,500

The features

- SPACIOUS THREE BEDROOM SEMI DETACHED
- ENVIABLE POSITION CLOSE TO AMENITIES
- KITCHEN AND UTILITY ROOM
- WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN WITH OPEN VIEWS
- MUCH IMPROVED FAMILY HOME
- OPEN PLAN LOUNGE/ DINING ROOM
- THREE GENEROUS BEDROOMS
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL



*** BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME ***

This fabulous three bedroom semi detached offers stylish and spacious living, perfect for the growing family.

Occupying an enviable position in this sought after location, ideal for commuters with ease of access to the A5/M54 motorway network.

Briefly comprising of Reception Hall, Lounge/ Dining Room, Kitchen, Three bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway with ample off road parking and enclosed rear garden with open views.

Viewing highly recommended.

Property details

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Superstore, Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills.

Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

There are good public transport links with a local bus service and Gobowen main line Railway Station 2 miles away with links to London and other cities only two miles away

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Staircase leads to the First Floor Landing, laminate flooring. Radiator, space for storage under stairs, doors leading off.

OPEN PLAN LIVING/ DINING ROOM

A well lit, dual aspect room with bay window to the front. Laminate flooring, vertical radiator. TV and media point. Further space for family dining space, perfect for entertaining with friends and family.

KITCHEN

Fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Integrated one and a half bowl composite drainer sink with mixer tap. Integrated double oven/ grill, inset four ring electric hob with extractor hood over. Integrated dishwasher with matching fascia panel. Further range of matching wall mounted units, partially tiled walls and window to the side aspect. Breakfast seating area, tiled flooring, door leading into,

INNER HALLWAY

With door opening to the Cloakroom and leading into,

UTILITY ROOM

With space and amenities for washing machine and tumble dryer under work surface. Further space for freestanding appliances. Door leading out to the Rear Garden

CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR LANDING

Stairs lead from the Reception Hallway to the First Floor Landing. Window to the side aspect. Radiator, doors leading off,

BEDROOM 1

With window to the rear aspect, fitted storage cupboard. Radiator.

BEDROOM 2

Double bedroom with window to the front aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

Suite comprising of shower cubicle with waterfall head over and tiled walls. WC and wash hand basin. Window to the rear aspect, partially tiled walls, tiled flooring and wall mounted mirror. Radiator.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles. Leading to the Entrance and to the side into the Rear Garden. The Rear Garden has a large paved terrace perfect for entertaining with friends and family and those who love to dine alfresco. Large area laid with artificial lawn for ease of maintenance and leading up to a large composite decking area. Wooden storage shed. Open views over the fields to the rear aspect. Enclosed with fencing.

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 all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is band B, however 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) 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

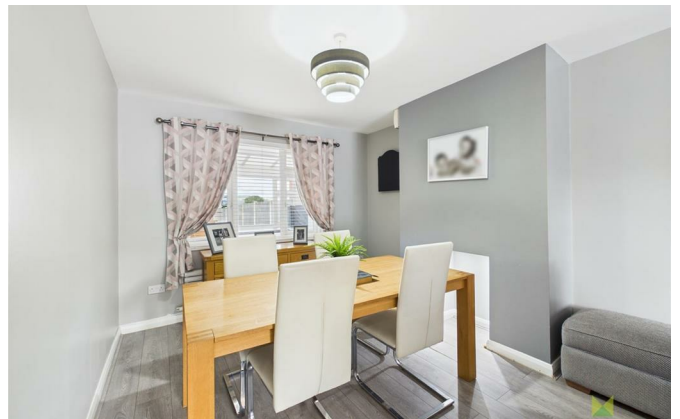
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

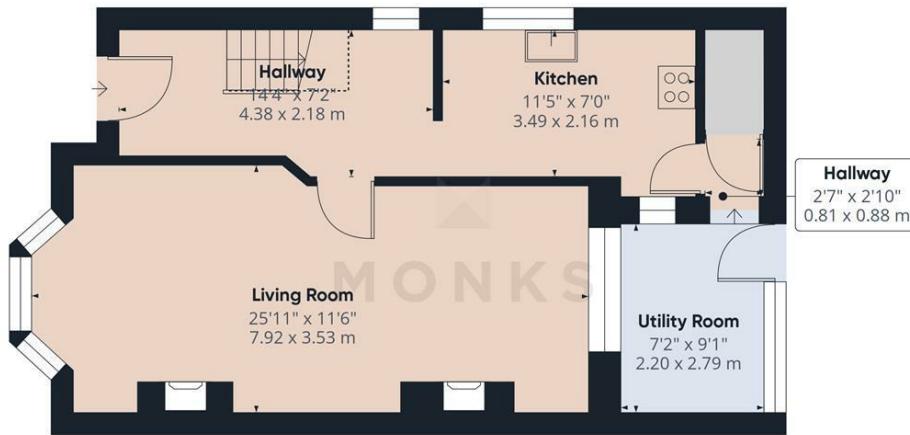
NEED TO CONTACT US

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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Floor 0



Floor 1



Approximate total area^m
924 ft²
85.6 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Get in touch

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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	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.