

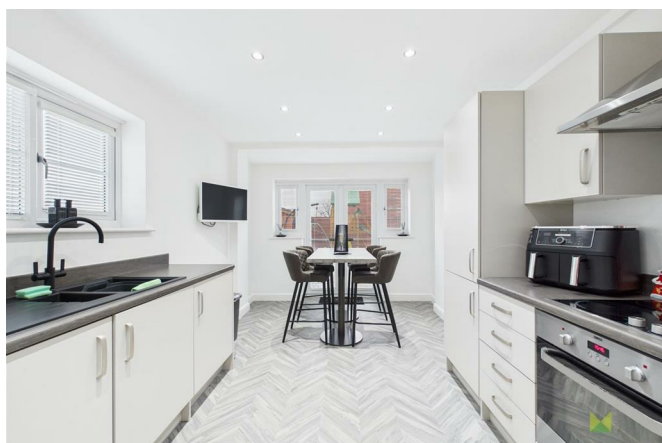
# 26 Hollands Drive St. Martins Oswestry SY11 3FG



**3 Bedroom House - Detached**  
**Offers In The Region Of £299,950**

## The features

- MODERN THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE AND KITCHEN/ DINING ROOM
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE CERTIFICATE
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENTIES
- PRINCIPAL BEDROOM WITH ENSUITE
- CONVERTED GARAGE USED AS A HOME GYM
- ENCLOSED REAR GARDEN PERFECT FOR FAMILY
- VIEWINGS ESSENTIAL



\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME \*\*\*

An opportunity to purchase this modern three bedroom detached family home, offering spacious and versatile living throughout, perfect for the growing family.

Occupying an enviable position on this newly built estate built in 2018 by a local reputable developer and finished to a high standard.

Briefly comprising of Entrance Hallway and Cloakroom, Lounge, Kitchen/ Dining Room, Principal Bedroom with Ensuite, Two Further Bedrooms and Family Bathroom.

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

Viewings essential

## Property details

### LOCATION

Occupying a convenient position in the heart of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including shops, schools, and a community centre—are close at hand, while excellent transport links provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

### ENTRANCE HALLWAY

Covered entrance with door leading into the Entrance Hall. Herringbone wooden effect flooring, window to the front aspect. Staircase leading to the First Floor Landing, radiator, door leading into,

### CLOAKROOM

With WC and wash hand basin, partially tiled walls. Radiator,

### LOUNGE

A well lit dual aspect room with bay window to the front aspect and french doors to the rear aspect leading into the Rear Garden. TV and media point. Radiator.

### KITCHEN/ DINING ROOM

Fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer composite sink set into base level unit. Integrated oven/ grill with inset four ring hob and extractor hood over. Integrated fridge freezer and washing machine with matching fascia panel. Window to the side aspect and further range of wall mounted units. DINING AREA- With french doors leading out to the rear garden, space for dining table. Radiator, wooden effect herringbone flooring.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing with window to the rear aspect. Access to loft space, radiator and doors leading off,

### PRINCIPAL BEDROOM

with window to the front aspect, fitted wardrobe. Radiator, door leading into,

### EN SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls,. Radiator.

### BEDROOM 2

With window to the front aspect. Radiator.

### BEDROOM 3

With window to the rear aspect. Radiator.

### FAMILY BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls, Radiator.

### OUTSIDE

There is a driveway to the rear of the property providing ample off road parking and leading to the garage.

The rear garden has a paved patio area perfect for entertaining with friends and family. Large area laid with artificial grass and enclosed with fencing and brick wall.

### 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 mains services 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) 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.

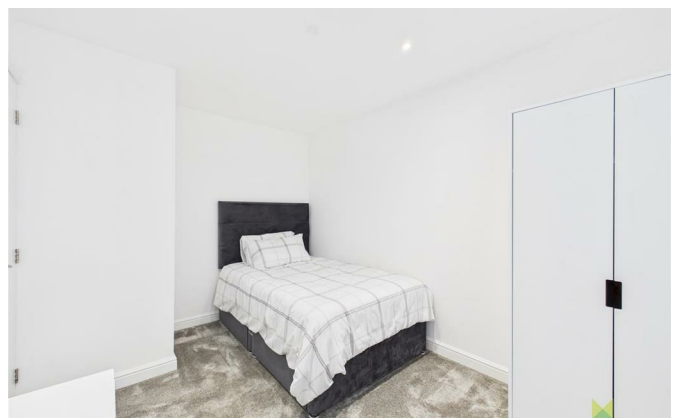
#### NEED TO CONTACT US

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.



## 26 Hollands Drive, St. Martins, Oswestry, SY11 3FG.

3 Bedroom House - Detached  
Offers In The Region Of £299,950





## Judy Bourne

Director at Monks

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## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

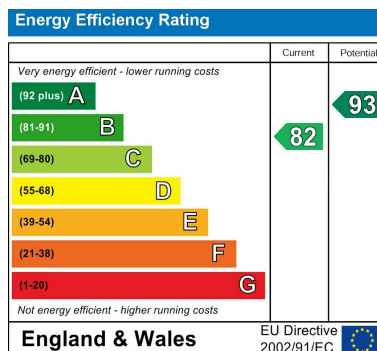
## Oswestry office

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



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