



**\*\*\* SPACIOUS THREE BEDROOM HOME \*\*\***

**An opportunity to purchase this well presented three bedroom semi detached family home, perfect for first time buyers whilst having space for a growing family.**

**Occupying an enviable position on this sought after estate recently finished by local reputable developers. Having ease of access to a wealth of local amenities.**

**Briefly comprising of entrance hall, lounge, fitted kitchen, cloakroom, two generous bedrooms, further bedroom and family bathroom.**

**Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed good sized side and rear gardens.**

**Viewings essential.**

## **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

### **ENTRANCE HALL**

Covered entrance with door leading into the entrance hallway. Staircase leads to the first floor landing. Radiator, doors leading off,

### **LOUNGE**

Naturally well lit with window and fully glazed french doors to the rear aspect leading out to the rear garden. Radiator.

### **KITCHEN**

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink, integrated oven with inset four ring gas hob and extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panels. Tiled flooring, partially tiled walls, further range of wall mounted units and window to the front aspect.

### **CLOAKROOM**

With WC and wash hand basin with complimentary tiled splashback. Tiled flooring, radiator.

### **FIRST FLOOR LANDING**

Stairs lead from the entrance hall to the first floor landing. Radiator, doors leading off,

### **BEDROOM 1**

Double bedroom with window to the front aspect, fitted storage cupboard over stairs. Radiator.

### **BEDROOM 2**

Double bedroom with window to the rear aspect. Radiator.

### **BEDROOM 3**

With window to the rear aspect. Radiator.

### **BATHROOM**

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

### **OUTSIDE**

To the front of the property there is a large block paved driveway with ample off road parking. Area laid with lawn and paved pathway leading to the front entrance and side access to the Rea Garden.

The rear garden has a large paved patio perfect for entertaining with friends and family, area laid with lawn and 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**

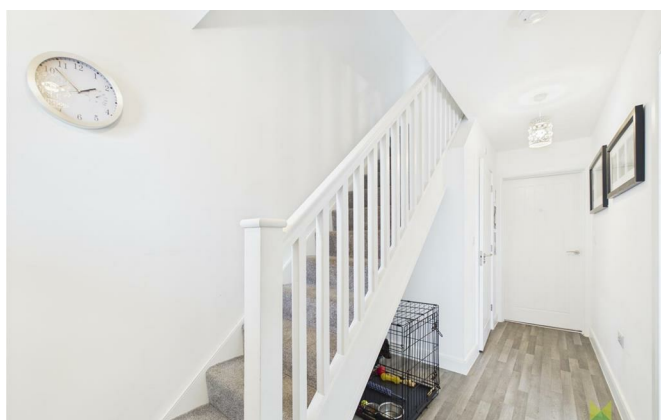
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

#### **DISCLAIMER**

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## 20 Morlas Meadows, St. Martins, Oswestry, SY11 3FJ.

3 Bedroom House  
£260,000





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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.
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