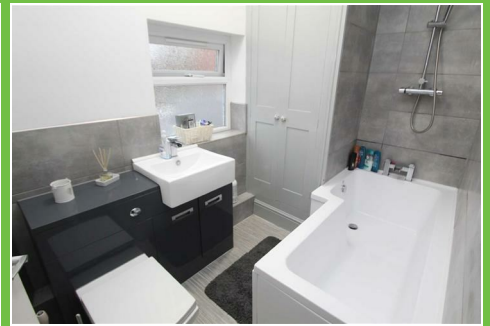


# Town & Country

Estate & Letting Agents



**Kinver Cottage , St Martins, SY11 3AZ**

**Offers In The Region Of £135,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained two bedroom cottage to the market. Located in the heart of the popular village of St Martins with good amenities and road links to larger towns and cities. The property has a good sized lounge and modern kitchen/ dining room with two bedrooms and recently updated bathroom to the first floor. There is a contained private garden to the side and the rear. An ideal first time buy or buy to let investment.

## Directions

Leave Oswestry on the B5069 Gobowen Road, at the roundabout take the 1st exit and join the A5 heading towards Llangollen, at the first roundabout take the 4th exit onto the B5070 and continue along this road into St Martins. Take the 2nd exit on the roundabout onto the Ellesmere Road B5068 where the property can be seen on the right hand side by our For Sale Sign.

## Accommodation Comprises

### Living Room 16'6" x 10'11" (5.03m x 3.33m)



Having a bow window overlooking the garden, Clearview Wood Burning Stove, radiator, alcove shelving and TV stand, coved ceiling, a door to the front, TV and telephone points. Stairs lead off to the first floor and a door leads through to the kitchen.

### Kitchen 13'5" x 10'7" (4.11m x 3.25m)



With a good range of base and wall units in cream shaker style with solid block worktops over, built-in electric hob and oven, breakfast bar, vinyl flooring, down lights, part-tiled walls, window overlooking the garden, door to the garden, plumbing and space for a washing machine, space for a fridge freezer and a ceramic double sink with a mixer tap over.

## Additional Photograph



## First Floor Landing



With wood panelling to the walls, loft hatch, a radiator and a window to the front. Doors lead to the bedrooms and the bathroom.

### Bedroom One 12'0" x 10'9" (3.68m x 3.28m)



A good sized double bedroom having a window overlooking the garden and a radiator.

### Bedroom Two / Study 7'8" x 6'9" (2.34m x 2.06m)

Having a radiator.



## Bathroom



Having a recently fitted white suite comprising - low level WC and a wash hand basin on vanity units, p-shaped bath with a mixer tap and shower over with a hand held shower and a large shower head, a window to the side, part tiled walls, vinyl flooring, heated towel rail, extractor fan and a cupboard housing the gas fired boiler.

## Gardens



The garden has artificial lawn, a patio entertaining area, raised flower beds, garden shed and a wood store. All enclosed by fencing making it very secure and private.

## Agents Note

Please note that the property currently has a tenant in situ. Any person wanting to buy the property as a buy to let could take over the existing tenancy if they wished to.

## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Services

The agents have not tested the appliances listed in the particulars.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

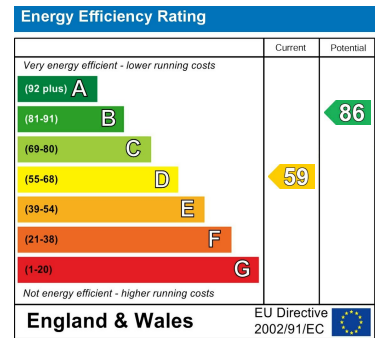
The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk