

Town & Country

Estate & Letting Agents



The Brambles Overton Road, St. Martins, SY11 3DG

Offers In The Region Of £275,000

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this lovely three bed link detached family home in a popular village with all daily amenities close at hand. The property offers well laid out accommodation with a great sized rear garden and fantastic open rural views to the rear over farmland and the hills beyond. Set in a private, small development, the property is a perfect family home having a driveway and garage and a 'tucked away' position. St Martins has a supermarket, public houses, two petrol stations and a school. Good road links link the village with larger towns, whilst the semi rural location is ideal for those wanting outdoor walks and scenery on the door step.

Directions

From our Willow Street office take the Gobowen road out of Oswestry. On reaching the roundabout take the second exit signposted Gobowen, follow the road into the village and at the second roundabout take the third exit signposted St Martins. On entering the Village of St Martins turn right at the junction. Proceed through the village passing Stans superstore. At the roundabout proceed straight over onto the Overton Road. The property will be found after approximately 300 yards on the left hand side set back off the road in a private development.

Accommodation Comprises

Hallway



The hallway has a part glazed door and side panel to the front, radiator, stairs leading to the first floor and a door leading into the lounge.

Lounge 14'6" x 11'8" (4.43m x 3.56m)



The bright lounge has a window to the front, radiator, covered ceiling, a feature Adams style fireplace with a gas fire inset and a marble hearth, wall lighting and an archway leading through to the dining room.

Additional Photo



Dining Room 9'1" x 7'3" (2.77m x 2.21m)



The dining room has a radiator, coved ceiling and patio doors leading through to the conservatory. the dining room leads onto the kitchen.

Kitchen 9'0" x 7'3" (2.76m x 2.23m)



The kitchen is fitted with a range of base and wall units with work surfaces over, plumbing for a dishwasher, space for an electric cooker, ceramic

one and a half bowl sink with a mixer tap over, part tiled walls, integrated extractor fan, vinyl flooring, large under stairs storage cupboard and a door leading to the utility. A window to the rear over looks the garden and views beyond.

Conservatory 9'7" x 8'11" (2.94m x 2.72m)



The bright conservatory overlooks the rear garden and has a dwarf wall and French doors leading out to the garden.

Utility Room 8'11" x 3'10" (2.73m x 1.19m)

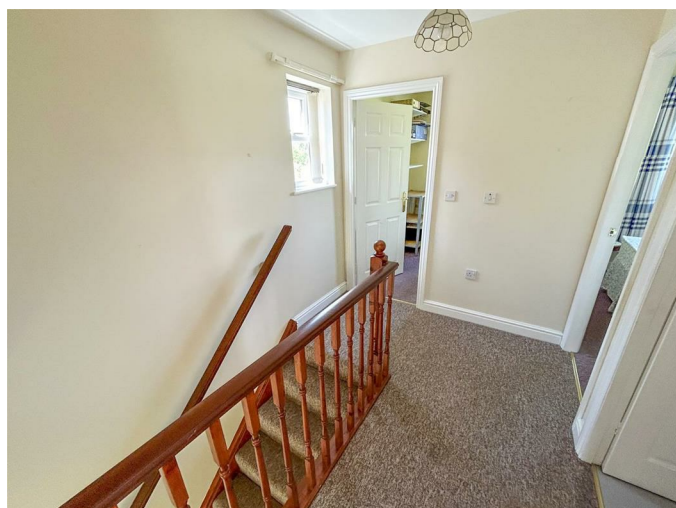


The utility has a window to the rear, a part glazed door to the rear, vinyl flooring, radiator, plumbing for a washing machine, fitted base unit with shelving above, sink with a mixer tap over, part tiled walls, wall mounted Ideal gas fired boiler, extractor fan and doors leading to the cloakroom and the garage.

Cloakroom

The cloakroom has a corner wash hand basin with a mixer tap over, radiator, low level w.c. , tiled flooring, fully tiled walls and an extractor fan.

First Floor Landing



The first floor landing has a window to the side, loft hatch, built in linen cupboard and doors leading to the bedrooms and the bathroom.

Bedroom One 13'1" x 7'11" (4.00m x 2.42m)



A good sized double bedroom having two windows to the front letting in lots of light, built in wardrobes with sliding doors offering good storage, a further built in cupboard, radiator and a tv point.

Additional Photo



Bedroom Two 9'11" x 7'9" (3.04m x 2.38m)



A second double bedroom having a radiator, wall lighting and a window to the rear with far reaching views over the countryside.

Bedroom Three 6'11" x 6'8" (2.11m x 2.04m)



The third bedroom has a radiator and a window with fantastic far reaching views.

Family Bathroom



The family bathroom is fitted with a wash hand

basin on a vanity unit with a mixer tap over, low level w.c. ,a shower cubicle, shaver point, a window to the side, tiled flooring, fully tiled walls, mains powered shower with two shower heads and an extractor fan. The bathroom originally had a bath installed and there is ample room for one to replace the shower if the buyer prefers.

To The Front

The property is approached off the road onto the private development with a driveway leading up to the property. The front garden is lawned with a paved path leading to the porch area and the front door.

Driveway and Garage 16'8" x 9'1" (5.09m x 2.77m)



The driveway provides parking for two cars and leads to the single garage. The garage has an up and over door, eaves storage, power and lighting.

Rear Gardens



The rear garden is another great feature of this property and is a really good size. It has a patio area with lawned and shrubbed gardens beyond with superb views over the fields. it is completely fenced off making it ideal for families and pets.

Additional Photo



Views To The Rear



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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 D.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

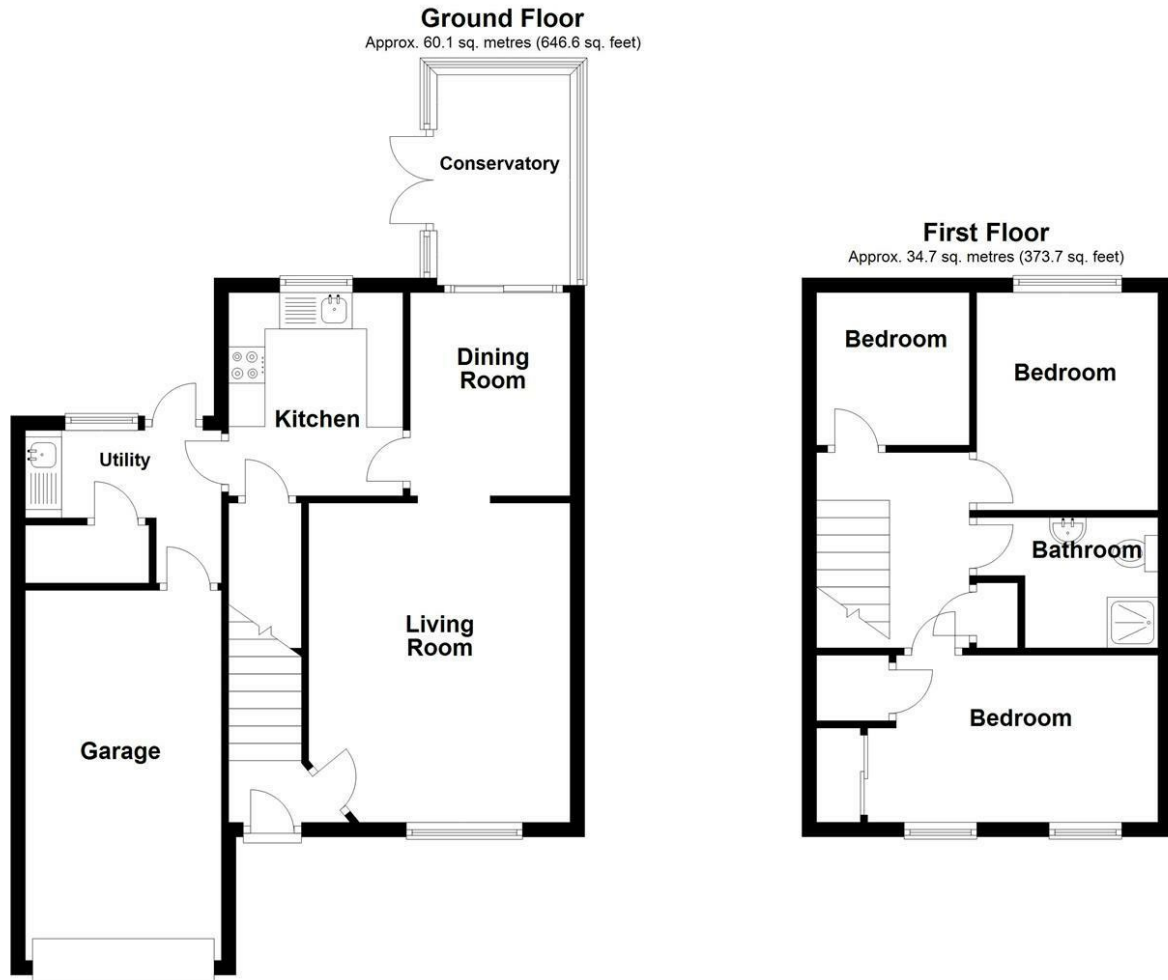
Saturday: 9.00am to 4.00pm

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.

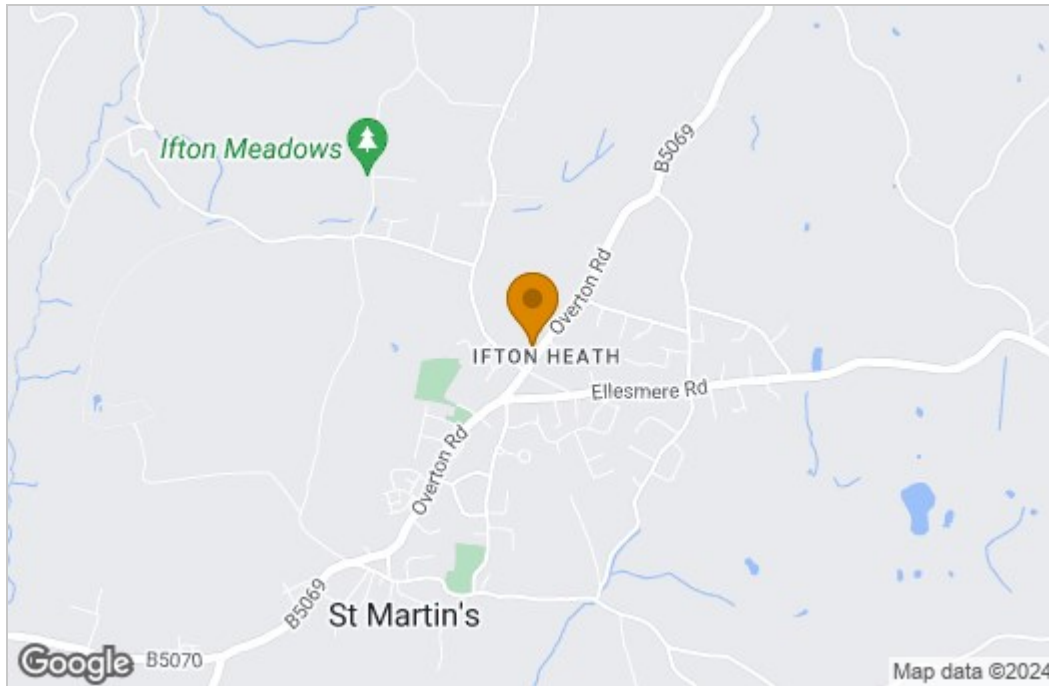
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | 72 | |
| (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 | |

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