

Town & Country

Estate & Letting Agents



17 Greenfields, St. Martins, SY11 3AG

Offers In The Region Of £210,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious, well maintained three double bedroom semi detached family home to the market. The property is located in a quiet, established residential area of the popular village of St Martins having good local amenities, school and road links to larger towns and cities. There is off road parking for several vehicles along with a good sized rear garden ideal for families. The accommodation offers a hallway, lounge, spacious modern kitchen/ dining room, utility area, three double bedrooms and a modern family bathroom. A fantastic home in a great location not to be missed!!

Directions

From our Willow Street office take the Gobowen road out of Oswestry. On reaching the roundabout take the first exit towards Wrexham. Continue along until reaching Gledrid roundabout, taking the fourth exit towards St. Martins. Continue into the village and pass Stans shop on the left. At the next mini roundabout take the third exit. Take the second left onto Greenfields and follow the road around to the left where the property will be found on the left.

Accommodation Comprises

Hallway



The hallway has a part glazed door to the front, radiator, under stairs cupboard, stairs leading to the first floor and a part glazed door leading through to the lounge.

Lounge 14'11" x 14'11" (4.56m x 4.56m)



The good sized lounge has a window to the front, two radiators, coved ceiling and a part glazed door leading to the kitchen.

Additional Photo



Kitchen/ Dining Room 18'6" x 8'7" (5.65m x 2.62m)



The well appointed kitchen is fitted with a range of modern base and wall units with work surfaces over, Beko electric oven, ceramic hob, extractor fan over, stainless steel one and a half bowl sink with a mixer tap over, three windows to the rear overlooking the garden, wood flooring, part tiled walls, display cabinets, a part glazed door to the rear garden, radiator, plumbing for a washing machine and a coved ceiling.

Additional Photo



Additional Photo



Utility Area 6'5" x 4'3" (1.97m x 1.31m)



The utility area has a window to the side, space for appliances and wood flooring.

First Floor Landing

The first floor landing has a window to the side, access to the loft and doors leading to the bedrooms and the bathroom.

Bedroom Three 10'2" x 9'11" (3.11m x 3.03m)



The third double bedroom has a radiator, picture rail and a window to the rear overlooking the garden.

Bedroom One 13'6" x 11'7" (4.12m x 3.55m)



The first double bedroom has a radiator, picture rail and a window to the rear overlooking the garden.

Bedroom Two 12'8" x 10'2" (3.88m x 3.10m)



The second double bedroom has a window to the front, radiator, picture rail and a built in wardrobe.

Family Bathroom 8'11" x 6'7" (2.72m x 2.03m)



The modern good sized family bathroom has a window to the front, radiator, low level w.c., wash hand basin with a mixer tap over, panelled bath, wood flooring, heated towel rail, separate shower cubicle with a Triton electric shower, extractor fan and an airing cupboard with hot water tank.

To The Outside



The property is accessed from the road through two wrought iron gates that lead onto the gravelled driveway that provides parking for several vehicles. There is also a lawned area and gated access to the rear garden.

Rear Gardens



The rear gardens are another great feature of this property with a good sized corner plot lawn, patio area, shed, outside power points and a good sized workshop at the far end of the garden. There is also an integral cloakroom having a low level w.c, a window to the side, wash hand basin and a tiled floor.

Additional Photo



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 A.

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

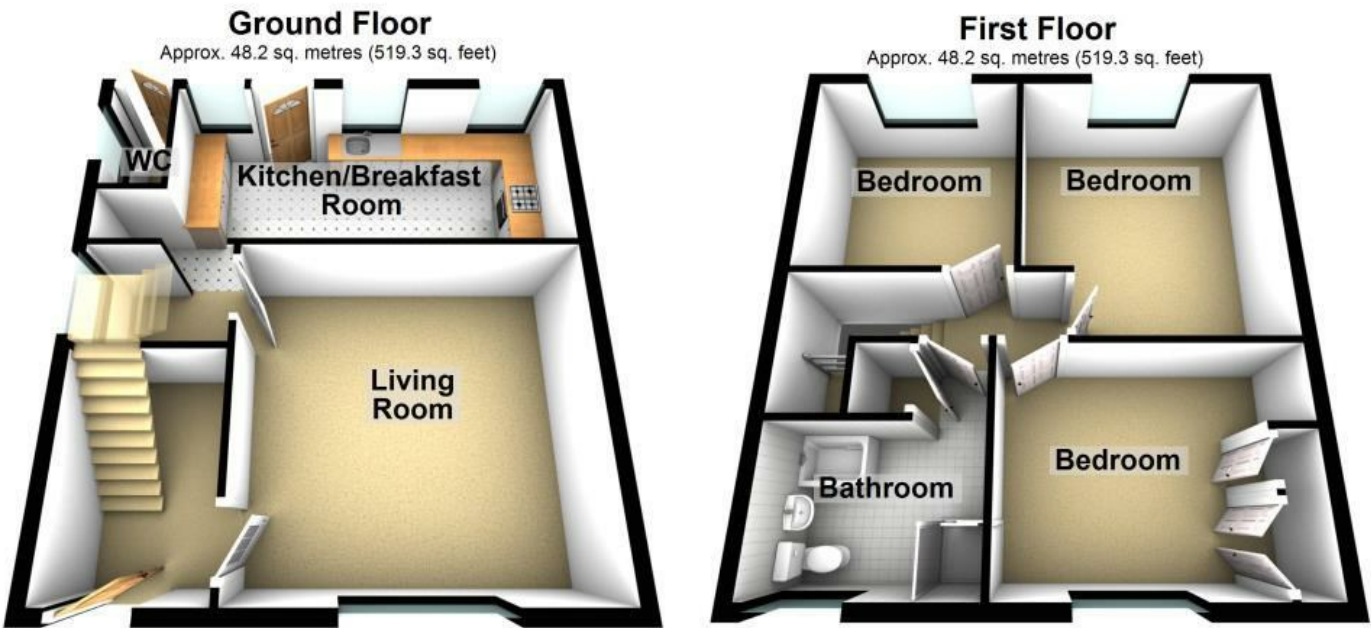
Saturday: 9.00am to 2.00pm

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.

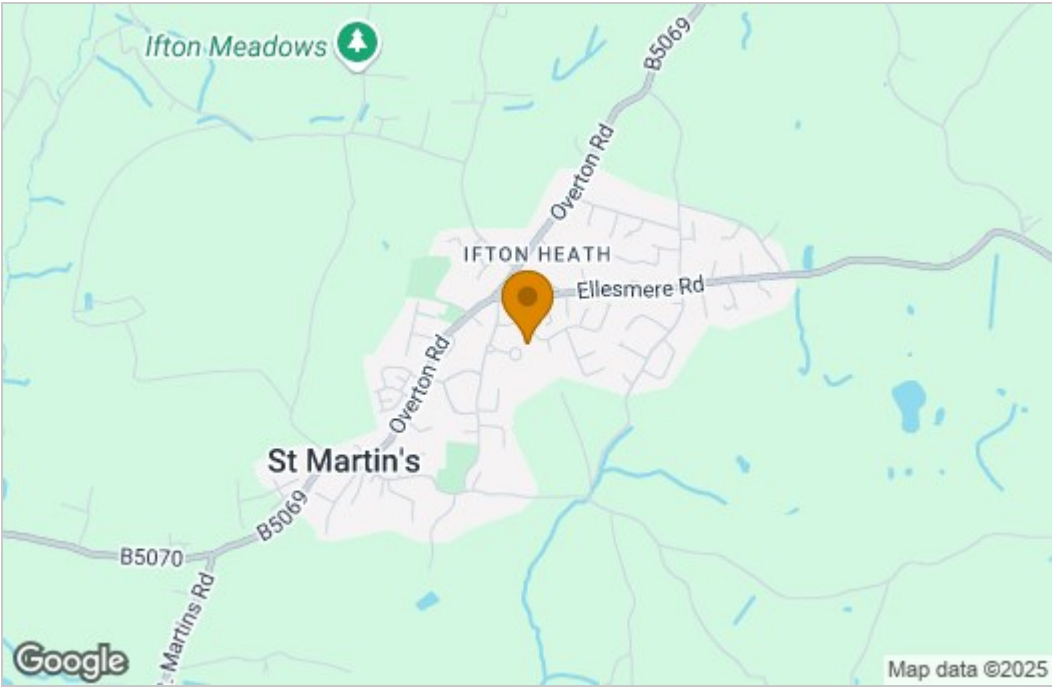
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

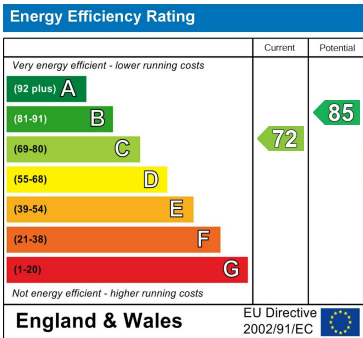


Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

Area Map



Energy Efficiency Graph



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