

# Town & Country

Estate & Letting Agents



**12 Greenfields, St. Martins, SY11 3AG**

**Offers In The Region Of £169,950**

12 Greenfields St Martins Oswestry SY11 3AG

We are acting in the sale of the above property and have received an offer of £163,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

WITH NO ONWARD CHAIN!! Located in the cul-de-sac of Greenfields, St. Martins, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. With three generously sized bedrooms, this property is designed to accommodate family living with ease. The heart of the home is a welcoming reception room, perfect for relaxation and entertaining guests. The layout promotes a sense of space and light, making it an inviting environment for both family gatherings and quiet evenings in. One of the standout features of this property is the good-sized garden, offering a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. This semi-detached home is not only practical but also situated in a peaceful location, making it an ideal choice for families looking for a safe and friendly neighbourhood. With its ample living space and potential for personalisation, this property is a wonderful canvas for creating a great family home.

### 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 radiator, stairs leading to the first floor, part glazed door to the front and a part glazed door leading to the lounge.

#### Lounge 14'4" x 13'0" (4.38m x 3.98m)



The good sized lounge has a window to the front, radiator, coved ceiling, wall lights, wood flooring, feature log burning stove with a brick surround, oak mantle and a flagged hearth. A part glazed door leads through to the kitchen.

#### Kitchen/ Dining Room 17'7" x 10'2" (5.36m x 3.11m)



The kitchen/ dining room is fitted with base and wall

units with work surfaces over, integrated fridge/freezer, radiator, plumbing for a washing machine, tiled flooring, part tiled walls, single bowl sink with a mixer tap over, electric oven, gas hob, extractor fan over, spotlights, a part glazed door to the side, under stairs cupboard with a window to the side and space for appliances. A door leads through to the conservatory.

### Additional Photo



#### Conservatory 12'9" x 10'4" (3.90m x 3.17m)



The conservatory has a tiled floor, wall lights and French doors leading out to the garden.

### First Floor Landing

The first floor landing has a window to the side, loft hatch, spotlights and an airing cupboard housing the gas fired boiler. Doors lead to the bedrooms and the bathroom.

### Bedroom One 11'8" x 9'1" (3.58m x 2.79m)



A double bedroom having a radiator and a window to the rear overlooking the garden.

### Bedroom Two 14'7" x 7'10" (4.46m x 2.39m)



The second bedroom has a radiator and a window to the rear.

### Bedroom Three 9'6" x 8'8" (2.90m x 2.66m)



The third bedroom has a window to the front and a radiator.

### Family Bathroom



The family bathroom has a paneled bath with mixer tap and mains shower over, low level w.c., corner wash hand basin with a mixer tap over, fully tiled walls, tiled flooring, a window to the front, spotlighting, extractor fan and a heated towel rail.

### To The Front

To the front of the property there is parking for two vehicles with a fence boundary and gated access to the rear garden.

### Rear Gardens



The good sized rear garden have a paved patio area with a further covered decked seating area, lawned gardens, outside tap and fence boundaries.

### Services

Please note, the services within the property have not been tested.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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.

### **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**

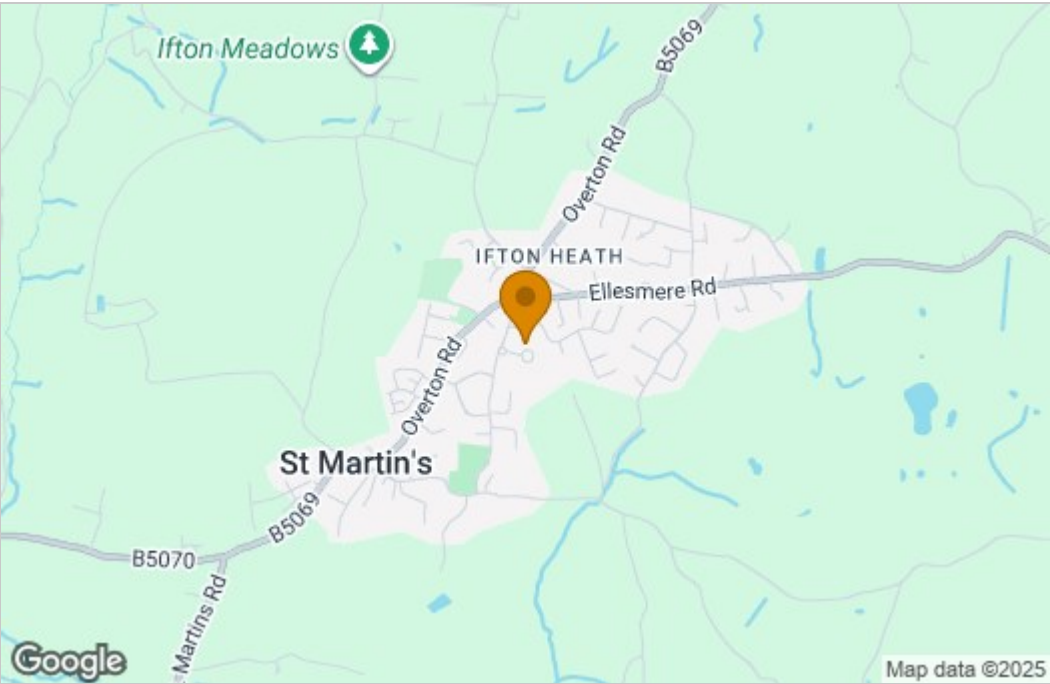
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

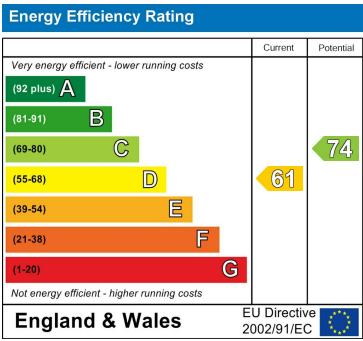
statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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