

# Town & Country

Estate & Letting Agents



**13 Baytree Close, St. Martins, SY11 3QQ**

**Offers In The Region Of £240,000**

Nestled in the tranquil Baytree Close, St. Martins, this spacious detached family home offers a perfect blend of comfort and modern living. Built in 2017, the property boasts a generous 1,259 square feet of well-designed space, making it an ideal choice for families seeking room to grow. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home features three double bedrooms, providing ample space for relaxation and rest. Additionally, there is potential for a fourth bedroom, allowing for flexibility to suit your family's needs. Situated in a peaceful cul de sac, this property enjoys a tucked-away position, ensuring a serene environment while still being conveniently located near local amenities. The surrounding area is perfect for families, offering a safe and friendly neighbourhood. This detached house is not just a home; it is a lifestyle choice, providing the space and comfort that modern families desire. With its contemporary design and thoughtful layout, this property is ready to welcome its new owners. Don't miss the opportunity to make this delightful home your own.

## Directions



From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road and proceed on this road before turning left onto Coopers Lane. Turn left into Baytree Avenue and then left again into Baytree Close. Follow the road around to the right and the property will be identified on your left hand side.

## Location

The property is situated within an established residential development in the popular village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public houses and a number of local shops. The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

## Hallway



The hallway has a staircase leading to the first floor, wood flooring, a radiator, part glazed door to the front and a door leading through to the living room.

## Living Room 13'4" x 11'3" (4.08m x 3.45m)



The bright spacious living room has a radiator, TV point, window to the front, wood flooring, part panelled feature wall, understairs cupboard and a door leading through to the kitchen/dining room.

## Additional Photo



## Kitchen/Dining Room 16'4" x 12'10" (4.99m x 3.93m)



A great space for entertaining having a modern

range of fitted base and wall units with contrasting worktops over and up stands, one and a half bowl stainless steel sink with a mixer tap over, an integrated electric oven and hob with extractor hood over and a stainless steel splashback, an integrated fridge and freezer, space and plumbing for a washing machine, cupboard housing the 'Baxi' gas fired boiler, French doors leading out to the rear gardens, a window to the rear, wood flooring, a radiator and doors off to the study and the cloakroom.

### Additional Photo



### Cloakroom



The cloakroom has a low level W/C, a wash hand basin with a mixer tap over, wood flooring and an extractor fan.

### Study/ Fourth Bedroom 12'6" x 7'8" (3.82m x 2.34m)



A really versatile space ideal for a number of uses having a radiator, wood flooring, a window to the front and rear and a telephone point.

### Additional Photo



### To The First Floor



The first floor landing has a loft hatch, a fitted storage cupboard and doors off to the bedrooms and the bathroom.

**Bedroom One 13'4" x 11'3" (4.07m x 3.44m)**



A large double bedroom having a radiator, part panelled feature wall, a window to the front and a built in wardrobe.

**Additional Photo**

**Bedroom Two 12'6" x 7'8" (3.83m x 2.34m)**



Another double bedroom having a window to the front, a radiator and a 'Velux' window to the rear.

**Additional Photo**



**Bedroom Three 9'5" x 9'0" (2.89m x 2.75m)**



The third bedroom is also a double room having a window to the rear and a radiator.

**Additional Photo**



**Bathroom 8'5" x 7'1" (2.57m x 2.17m)**



The modern bathroom is fitted with a white suite comprising a panel bath with a central mixer tap, separate shower cubicle with a mixer shower, a wash hand basin, a low level W/C., a window to the rear, a heated towel rail and an extractor fan.

### Outside

At the front of the property is a parking area providing two spaces which is bordered by flowering beds and laurel hedges. A pedestrian gate provides access to the rear garden which is mainly laid to lawn with a bin storage area and paved patio which is located off the kitchen. The rear garden is fully enclosed making it ideal for children and pets.

### Driveway



### 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](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 C.

### 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 5.00pm

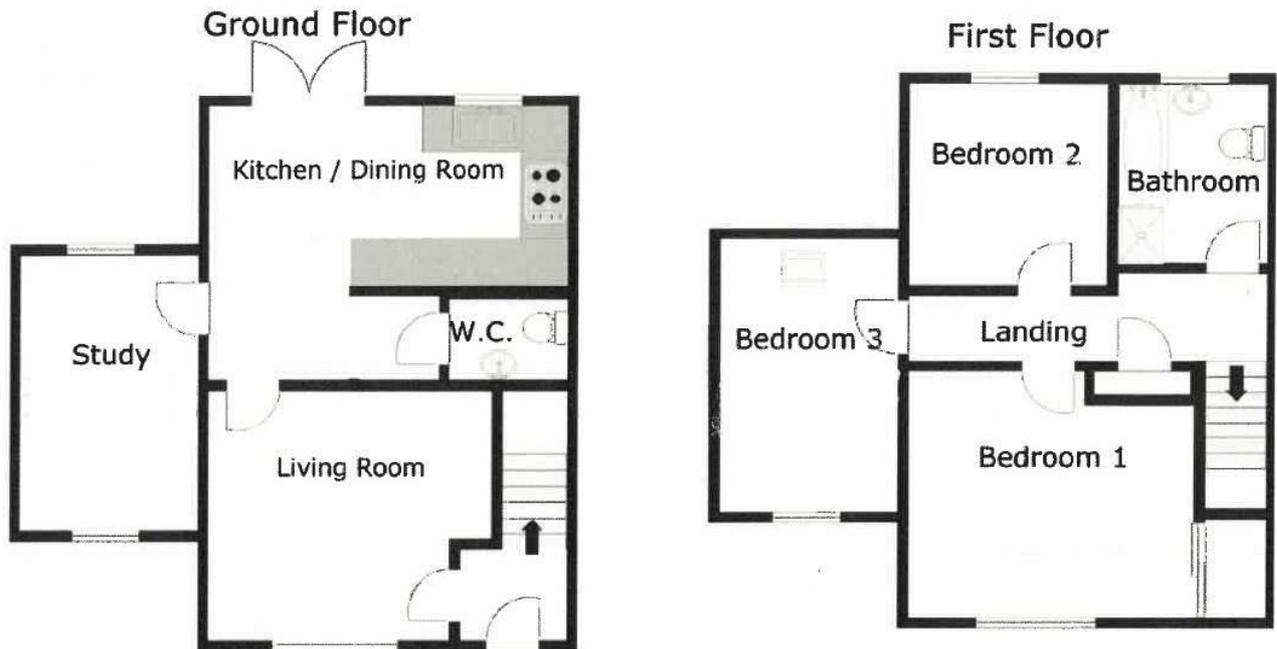
Saturday: 9.00am to 2.00pm

### Additional Information

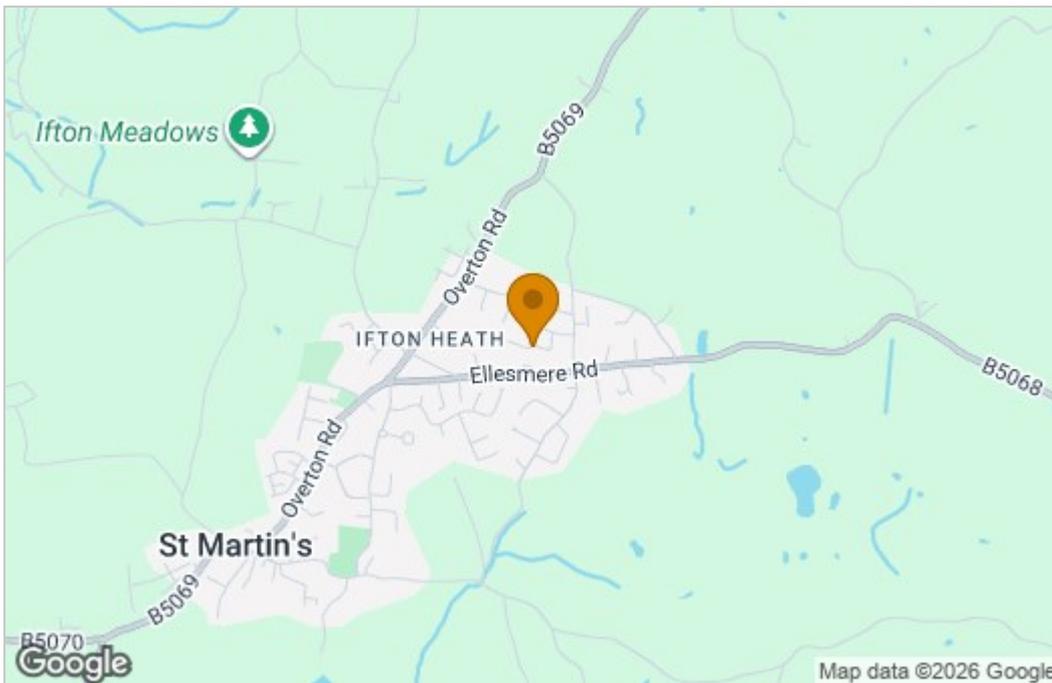
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

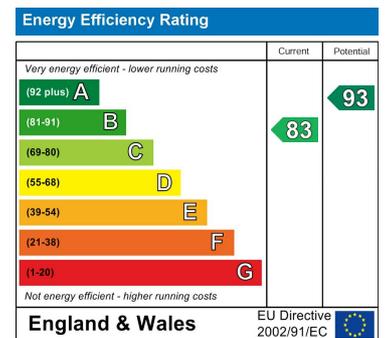
## Floor Plan



## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk