

# Town & Country

Estate & Letting Agents



**Sunnyside Ellesmere Road, St Martins, SY11 3BT**

**Offers In The Region Of £245,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer a recently renovated, spacious semi detached property on the charming Ellesmere Road in the picturesque village of St. Martins, Oswestry. This delightful cottage style home presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, large kitchen/ dining room, three inviting bedrooms, bathroom, study and downstairs cloakroom/ en suite. The ample space and the layout is thoughtfully designed to maximise comfort and functionality. The bathroom is conveniently located, catering to the needs of the household with ease. The gardens are low maintenance with off road parking for several cars. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its scenic beauty and local amenities, making it an ideal location for those who appreciate both tranquillity and convenience. Do not miss the chance to make this lovely house your new home in St. Martins.

### 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 left hand side by our For Sale Sign after approximately 500 metres.

### Accommodation Comprises;

#### Hall



The hallway has a part glazed door to the side, stairs leading to first floor landing and doors leading to the lounge and the study/ bedroom four.

### Study 8'4" x 8'0" (2.55m x 2.44m )



A versatile space having a French door leading into the rear patio area and a radiator.

### Lounge 13'11" x 13'1" (4.25m x 3.99m)



The good sized bright lounge has a feature brick fireplace with inset multi fuel burning stove, window to the front and a radiator. There is an understairs cupboard providing storage. A door leads through to the kitchen.

**Kitchen/Breakfast Room 16'6" x 13'10" (5.03m x 4.24m )**



A great space for entertaining having a recently fitted kitchen comprising a range of modern navy blue coloured base and wall mounted units with contrasting worktop over, stainless steel sink and drainer with mixer tap over, integrated oven with Lamona four ring halogen hob and extractor hood over. Wall mounted Worcester gas fired central heating boiler, and space and plumbing for appliances. Window to the front aspect and vinyl flooring. A door leads through to the rear reception room/ bedroom three.

**Additional Photo**

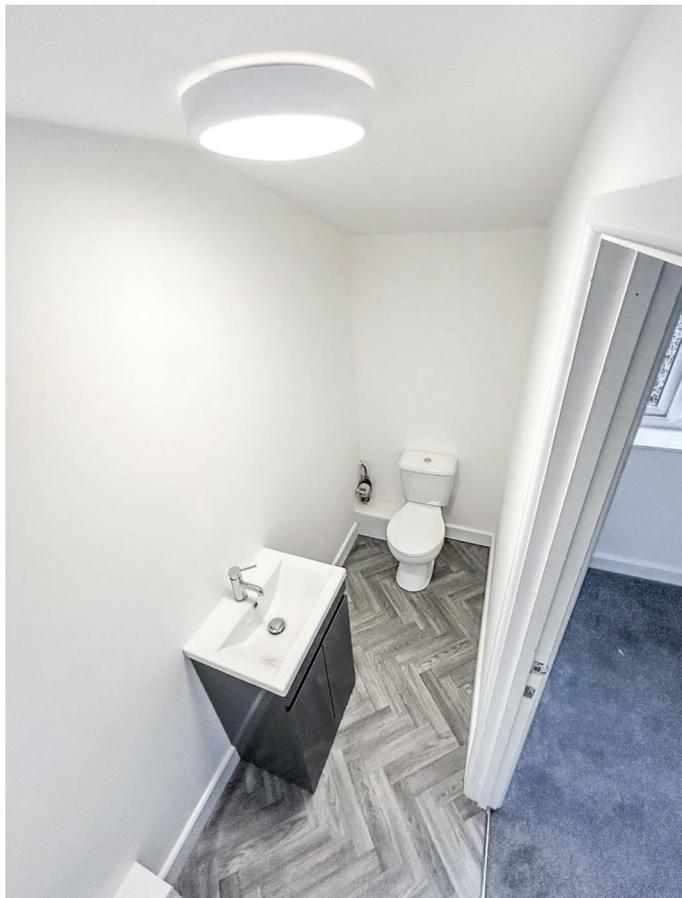


**Bedroom Three 16'2" x 8'0" (4.93m x 2.44m )**



A multi purpose room having a window to the rear and a radiator. A door leads through to the cloakroom/ en suite.

### Cloakroom/ En suite



Fitted with a low level WC, wash hand basin with vanity unit below and vinyl floor covering.

### First Floor Landing



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

### Bedroom One 13'11" x 13'1" (4.24m x 3.99m )



This good sized bedroom has a built in double wardrobe, window to the front and a radiator.

### Bedroom Two 13'11" x 8'10" (4.25m x 2.71m)



The second double bedroom has a window to the front and a radiator.

### Family Bathroom



The family bathroom has a panel bath with shower attachment over, wash hand basin with mixer tap over and low level WC. Vinyl flooring, Velux rooflight and a heated towel rail.

### Outside



The front of the property is accessed over a gated gravelled driveway providing ample off road parking to the front and side of the property. A gate to the side gives access to the rear garden whilst the boundary is fenced.

### Garden



The low maintenance garden has a paved patio area ideal for entertaining which leads to a good sized area that is laid to gravel, a raised herb and flower bed with fenced boundary making it very secure.

### **Additional Photo**



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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **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.

### **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 C.

### **To Book a Viewing**

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

### **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.

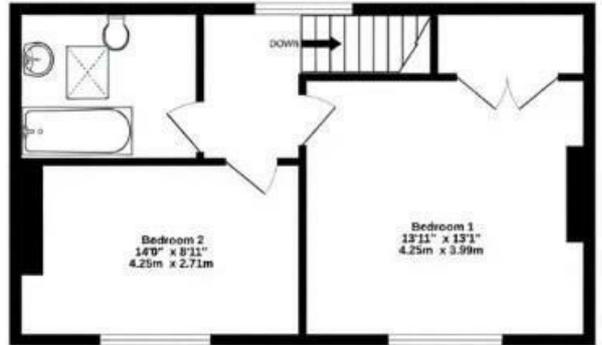
### **Town and Country Services**

# Floor Plan

Ground Floor  
656 sq.ft. (60.9 sq.m.) approx.



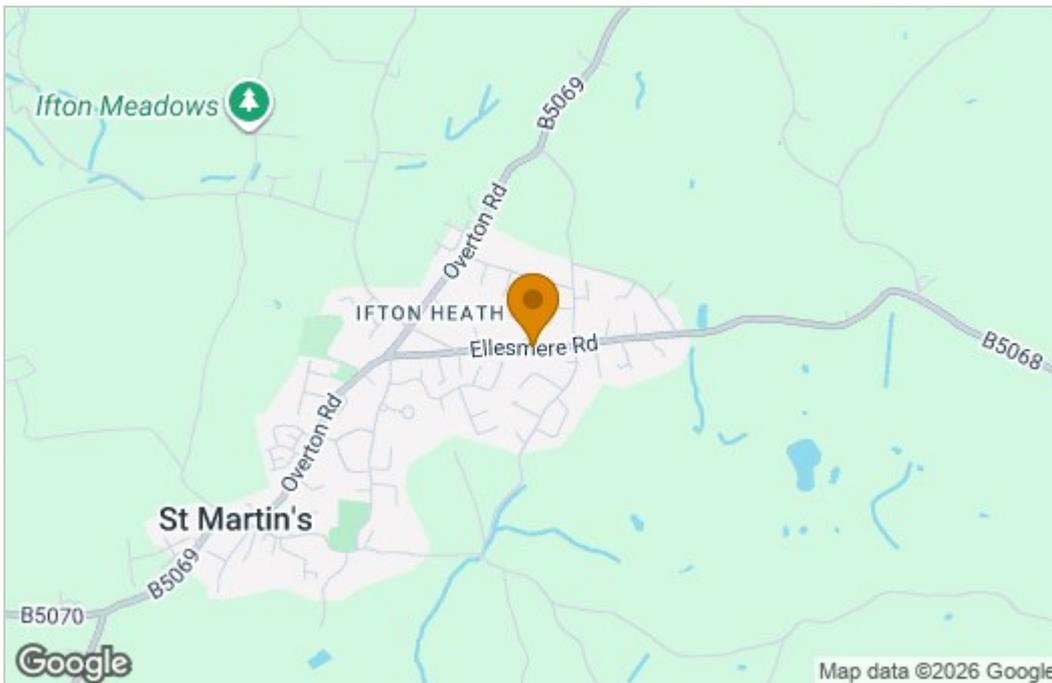
1st Floor  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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