

# Town & Country

Estate & Letting Agents



**30 Greenfields, St Martins, SY11 3AG**

**Offers In The Region Of £225,000**

Town and Country Oswestry offer this well-presented, extended three-bedroom semi-detached family home set in the popular and welcoming village of St Martins. Ideal for families, the property offers parking for several vehicles, a large, child-friendly garden, and a spacious kitchen/breakfast room perfect for everyday family life. Additional features include a utility room and cloakroom for added practicality. The village benefits from local amenities, a well-regarded school, and a strong community feel, while being conveniently located for Oswestry and Wrexham, making it an excellent choice for families seeking space, comfort, and connectivity.

### 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 right where the property will be found on the right.

### Accommodation comprises

**Hallway 9'8" x 5'9" (2.97m x 1.77m)**



The entrance hallway has a part a glazed door to the front, tiled floor, a radiator, stairs leading off to the first floor and a door leading to the lounge.

**Lounge 13'6" x 13'6" (4.13m x 4.12m)**



The bright lounge has a bay window to the front, a radiator, spotlights, cupboard off with a window to the side and the gas fired boiler. A feature inset log burner with oak beam over and slate hearth, coved ceilings, wall lighting and an arch leading to the dining room.

### Additional Photo



**Dining Room 14'7" x 10'5" (4.47m x 3.20m)**



The dining room is another good sized room and has a radiator, built in cupboard and part glazed doors with side panels leading to the kitchen. Coved ceiling and wooden floors.

### Additional Photo



**Kitchen/Breakfast Room 15'0" x 10'5" (4.59m x 3.20m)**



The spacious kitchen/ breakfast room has modern wall and base units, a one and half sink bowl with mixer tap over, space and plumbing for washing machine and dishwasher and space for a cooker. With spot lights, tiled floor, space for an American Fridge/freezer, breakfast bar, part tiled walls, a radiator, a part glazed door leading to the utility, a window to rear and a window to the side.

**Utility Room 12'8" x 3'7" (3.87m x 1.11m)**



The utility room has a radiator, wall and base units, tiled floor, part panelled walls, space for washing machine/dryer and a door leading to the cloak room. Two windows to the side, one to the rear and a part glazed door leading to the rear garden.

**Cloakroom**

The cloakroom has a WC, a wall hung wash hand basin, tiled floor and fully tiled walls.

**Landing**

The landing has a loft hatch, a window to the side and a cupboard off with shelving. Doors lead to the bedrooms and the family bathroom.

**Bedroom One 14'11" x 8'2" (4.56m x 2.49m)**



The first double bedroom has a radiator, a window to the rear overlooking the garden, a built in double wardrobe with mirror and wooden floor.

**Bedroom Two 11'11" x 9'5" (3.64m x 2.88m)**



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

**Bedroom Three 9'3" x 8'6" (2.82m x 2.60m)**



The third bedroom has a radiator, a window to the

front, a built in double wardrobe with mirror and wooden floor.

### Family Bathroom



The bathroom has a WC, a wash hand basin on a vanity with mixer tap over, panelled bath with mains shower over, heated towel rail, tiled floor, fully tiled walls, extractor fan and a window to the rear.

### To the Front

To the front of the property there is a drive with parking for several cars, a gate access to the side and fence panelling.

### To the rear



To the rear of the property is a large decking area with awning over, a summer house, outside tap, side access around to the front of the property and a lawned and shrubbed area. The garden is enclosed by panel fencing and there is a good sized shed ideal for storage.

### Additional Photo



### Additional Photo



### 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 A.

### To Book a Viewing

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

### Hours Of Business

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

### 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.

### **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.

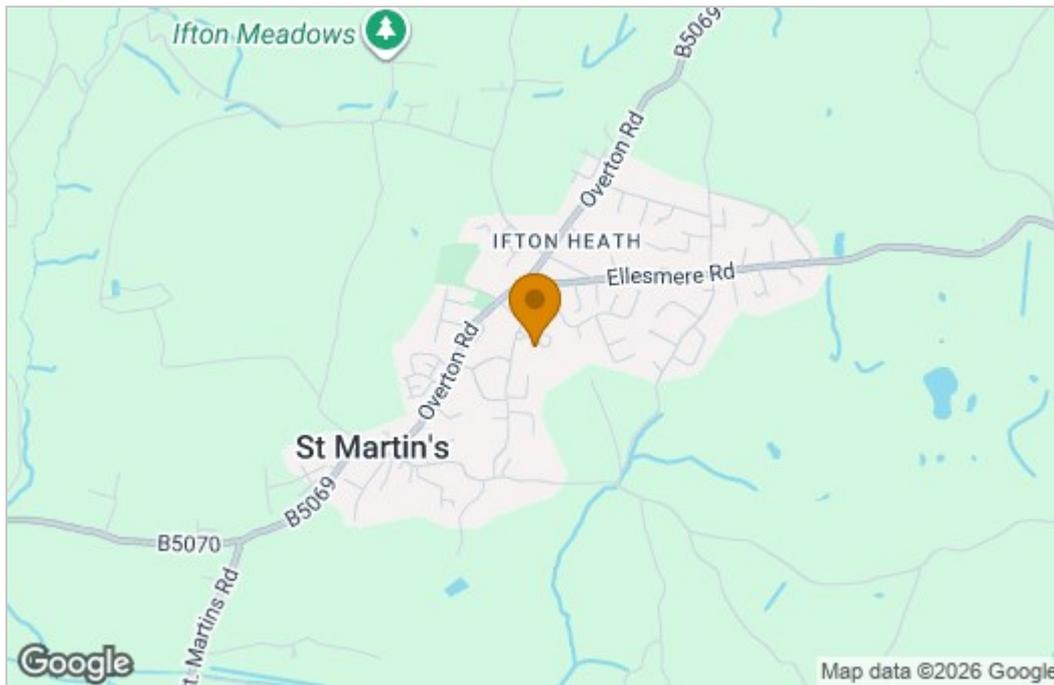
### **Money Laundering Regulations**

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.

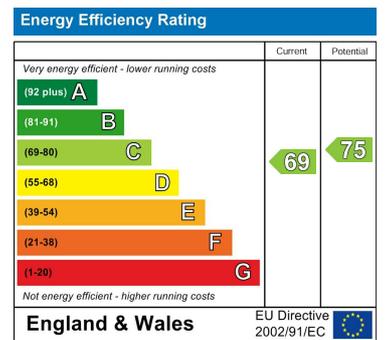
# Floor Plan



# Area Map



# Energy Efficiency Graph



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