Town & Country

Estate & Letting Agents









6 Kinalt Crescent, St Martins, SY11 3BF

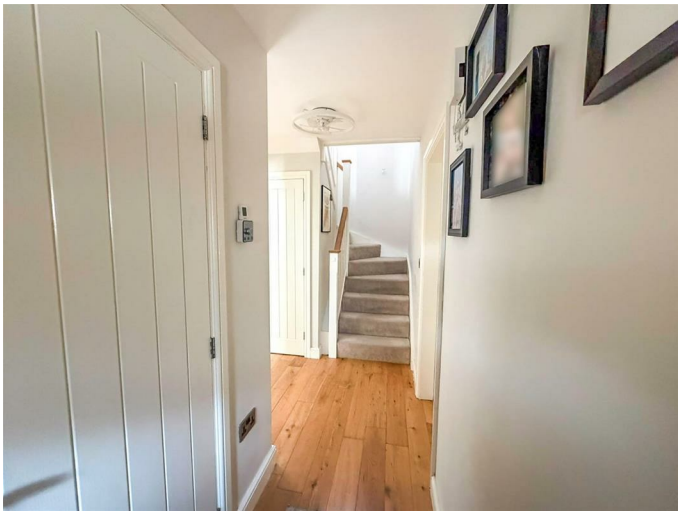
Offers In The Region Of £220,000

Town and Country Oswestry are delighted to offer this well-maintained three-bedroom semi-detached family home, ideally situated in a popular residential area within the picturesque village of St Martins. The village offers a welcoming community atmosphere and a pleasant rural setting, whilst providing a range of local amenities for everyday needs, including a village shop, primary school, church, public house and community facilities. St Martins is surrounded by attractive countryside, providing excellent opportunities for walking and enjoying the outdoors, while the nearby towns of Oswestry and Wrexham offer a wider range of shopping, leisure and employment opportunities. The property therefore provides an appealing balance of village living and convenient access to larger centres.

Directions

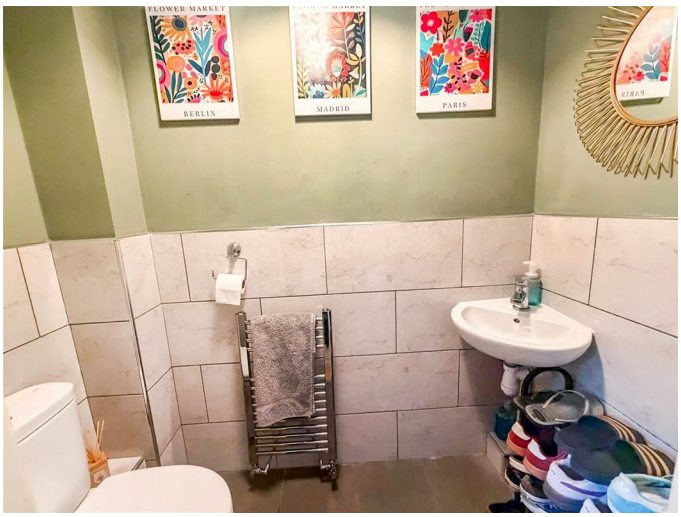
From Oswestry join the A5 travelling towards Wrexham. At the Gledrid roundabout take the fourth exit towards St. Martins. Proceed through the village and turn left onto the new Pickstock development. Turn immediately left onto Kinalt Crescent where the property will be found on the right hand side identified by our To Let board.

Hall



The hallway has oak flooring which runs throughout, with a part-glazed door to the front. Stairs rise to the first floor, with useful under-stairs storage. Doors lead to the kitchen, lounge and cloakroom.

Cloakroom



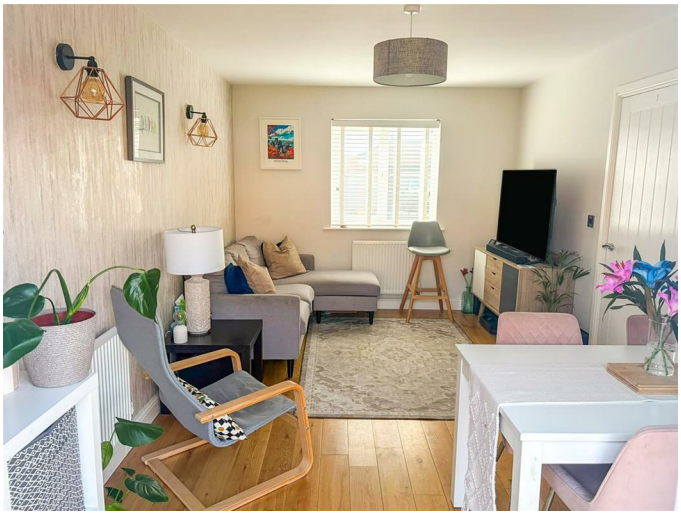
Featuring a WC, wash hand basin, part-tiled flooring and an extractor fan.

Lounge 16'11" x 9'10" (5.16m x 3.00m)



The lounge features a window to the front, oak flooring, two radiators and French doors opening onto the rear garden.

Additional Photo



Kitchen/Dining Room 16'11" x 7'1" (5.174m x 2.18m)



The modern kitchen is fitted with a range of base and wall units with work surfaces over, incorporating

a one-and-a-half bowl sink with mixer tap, electric oven, ceramic hob and chimney-style extractor fan. There is an integrated fridge/freezer and dishwasher, along with plumbing for a washing machine. A window overlooks the front, while a patio door provides access to the rear garden. The room also benefits from a radiator.

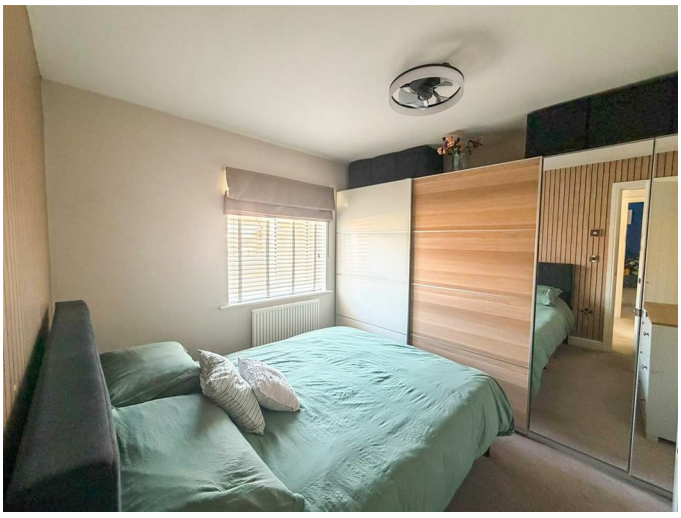
Additional Photo



Landing

Having a window to the rear and doors leading to the bedrooms and the bathroom.

Bedroom One 10'5" x 10'2" (3.18m x 3.10m)

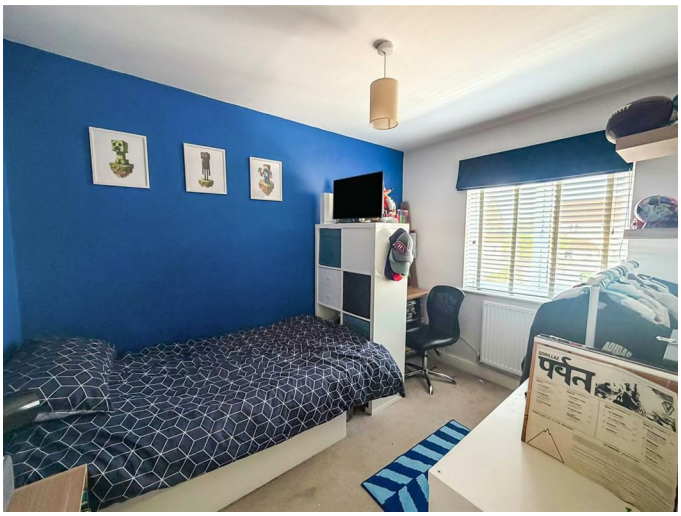


Bedroom One has a window to rear and a radiator.

Additional Photo



Bedroom Two 7'4" x 10'5" (2.24m x 3.18m)



Bedroom two has a window to the rear and a radiator.

Bedroom Three 13'5" x 6'1" (4.11m x 1.87m)



Bedroom Three has a window to the front and a radiator.

Bathroom 6'1" x 10'9" (1.86m x 3.28m)



The modern bathroom is fitted with a panel bath with shower over, wash hand basin with mixer tap and WC. The room also benefits from a tiled floor, part-tiled walls and a heated towel rail.

To The Front



To the front of the property is a charming, low-maintenance courtyard garden, enclosed by attractive wrought iron railings and a matching pedestrian gate, creating a welcoming approach to the home.

Rear Garden



The rear of the property benefits from a well-maintained and private garden, featuring a paved patio area ideal for outdoor seating and entertaining, with a purpose-built outdoor garden kitchen, perfect for alfresco dining and summer gatherings. The patio leads onto a lawned area, while raised beds are planted with a variety of established shrubs, adding colour and interest throughout the garden. A useful garden shed provides additional storage, while gated access leads directly to two allocated parking spaces.

Additional Photo



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.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

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 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 5.30pm
Saturday: 9.00am to 2.00pm

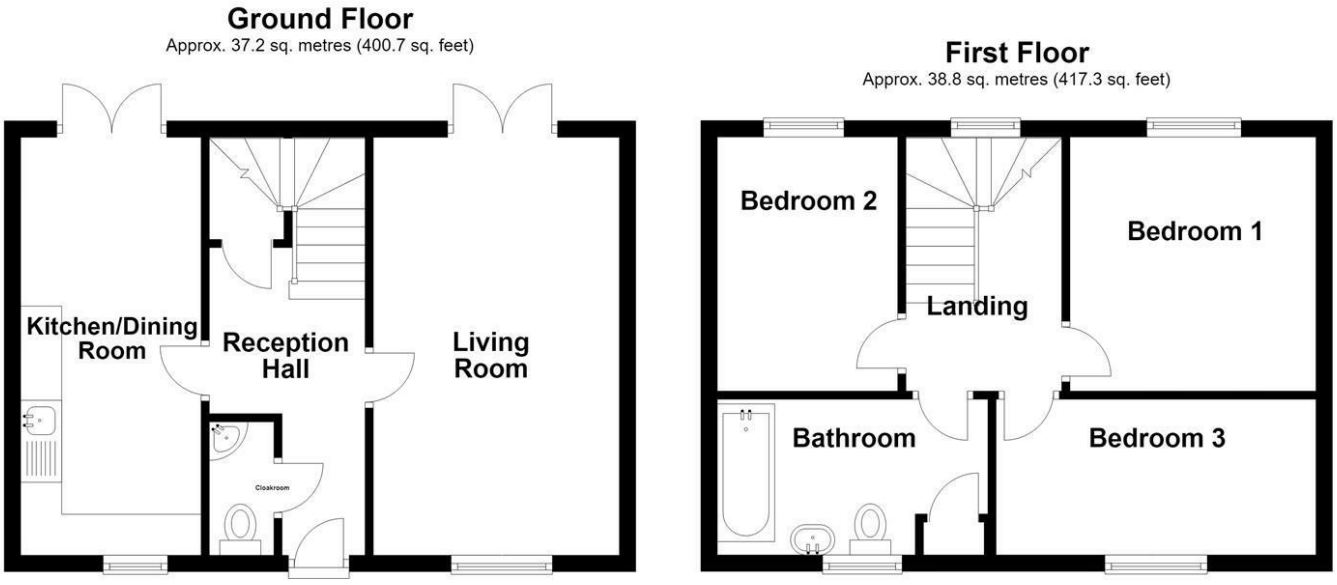
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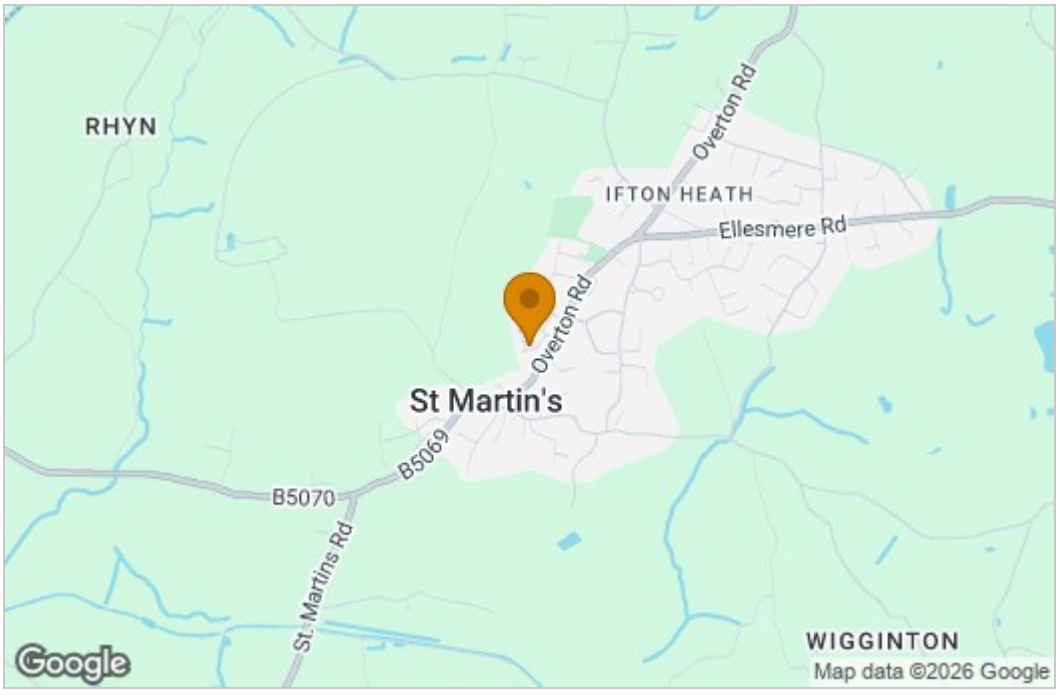
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

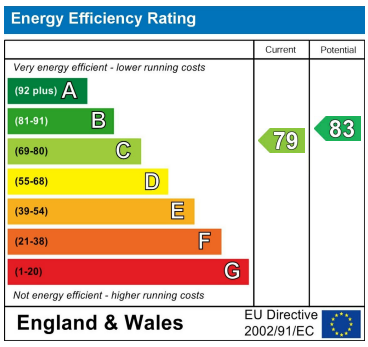
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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