# Town & Country
Estate & Letting Agents

## 52 Cherry Tree Drive, St Martins, SY11 3HX

## Offers In The Region Of £199,950

NO ONWARD CHAIN!! Ideally positioned within the sought-after area of St. Martins, Oswestry, this attractive three-bedroom semi-detached home on Cherry Tree Drive offers spacious and versatile accommodation, a private rear garden and ample off-road parking. Combining a comfortable layout with a range of appealing features, the property would make an excellent family home.

Externally, the property benefits from a particularly attractive and spacious private rear garden, with patio, lawned and established shrub areas. A meandering pathway leads through the garden to a useful powered shed, providing an ideal outdoor retreat for relaxing or entertaining.

Positioned within this established and welcoming residential area, the property offers convenient access to local amenities, schools, green spaces and transport links. This is a well-presented family home offering a combination of practical accommodation, appealing outdoor space and a convenient location. Viewing is highly recommended to fully appreciate what this property has to offer.

## Directions

From Oswestry Town Centre take the Salop Road as if going out of town, opposite the Highwayman Public House take the first exit on the left into Chestnut Avenue. Follow the road around onto Cherry Tree Drive where the property will be identified by our For Sale board on the right hand side.

## Accommodation Comprises;

## Hallway

The property is accessed through a part-glazed front door opening into the hallway, which features a wooden floor, stairs rising to the first floor, a front-facing window, and a radiator. A door leads through to the lounge.

## Lounge 11'11" x 14'4" (3.64m x 4.37m )

Featuring an attractive bay window to the front, this welcoming, good sized reception room offers a wooden floor, radiator and provision for a fireplace, while a glazed door provides access through to the kitchen.

## Additional Photo

## Kitchen/Dining Room 15'1" x 9'5" (4.60m x 2.87m )

The kitchen/ dining room is well appointed with a window overlooking the rear and a part-glazed door providing access to the side. The room features a tiled floor and a range of wall and base units with complementary work surfaces, incorporating a double bowl sink and drainer, plumbing for a washing machine and space for further appliances. Cooking facilities include an electric cooker with stainless steel splashback and chimney-style extractor fan. An understairs cupboard houses the gas boiler, while part-tiled walls complete the space. Doors lead through to the conservatory.

## Additional Photo

## Additional Photo

## Conservatory 10'0" x 17'6" (3.06m x 5.35m )

Double doors open through into the kitchen, while the wooden flooring creates a warm and welcoming feel. French doors provide a lovely outlook and direct access onto the garden, making this an ideal space for everyday living and entertaining.

## First Floor Landing

Featuring a coved ceiling with recessed spotlights and a hatch providing access to the roof space. Doors lead to the bedrooms and the bathroom.

## Bedroom One 13'4" x 8'10" (4.07m x 2.70m )

A good sized double room featuring a window to the front, radiator and attractive wooden flooring, with a range of fitted mirror-fronted wardrobes providing excellent storage.

## Bedroom Two 8'6" xx 7'2" (2.60m xx 2.2m )

Overlooking the rear, the room features a window providing plenty of natural light, together with a radiator and attractive wooden flooring.

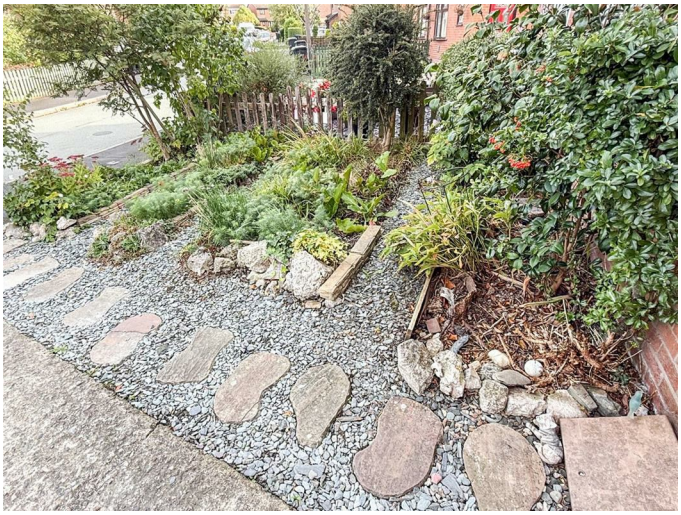
## Bedroom Three 6'0" x 10'1" (1.83m x 3.09m )

Bedroom three features a window to the front, radiator and attractive wooden flooring, together with a useful built-in cupboard providing additional storage.

## Bathroom

The well-appointed bathroom comprises a panelled bath with centrally positioned mixer taps and a mains-fed shower with twin shower heads over. A wash hand basin is set within a vanity unit with mixer tap, complemented by a low-level WC. The room is fully tiled with a tiled floor, while a rear-facing window provides natural light and ventilation, with a radiator completing the room.

## To the Front



The property is approached via a driveway providing ample off-road parking, complemented by attractively gravelled and shrub-planted gardens. A gate provides access through to the rear garden, while a useful bin store and covered porch over the front door add further convenience.

## To the Rear

A particularly well-proportioned and private rear garden, thoughtfully landscaped with a patio area, generous lawn and established shrub borders. A meandering pathway leads through the garden to a useful shed with power, creating a secluded and attractive outdoor space ideal for relaxing and entertaining.

## Additional Photo

## Additional Photo

## Additional Photo

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## 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 B.

## 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.

## Hours Of Business

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

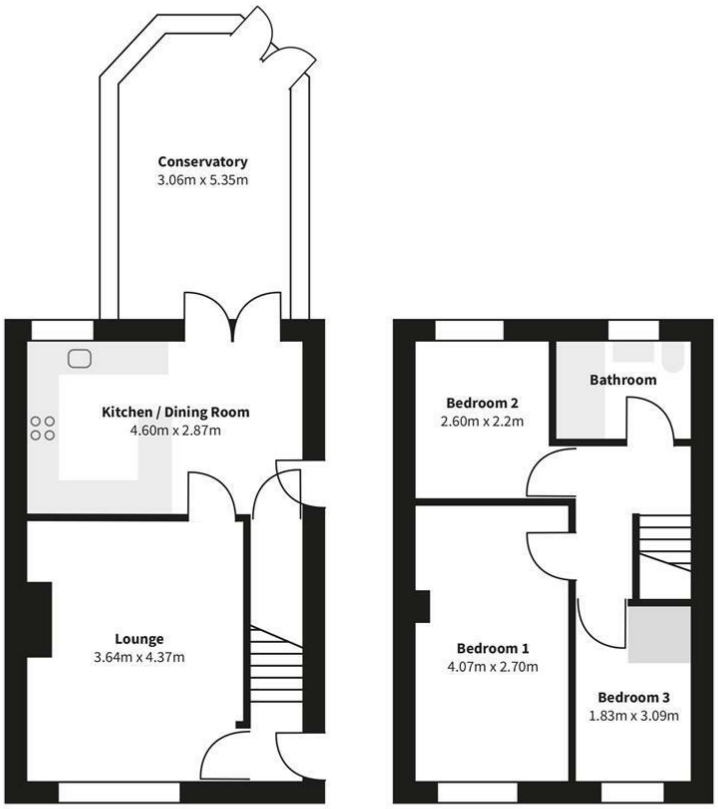
## Town and Country Services

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.

## Money Laundering Regulatory Checks

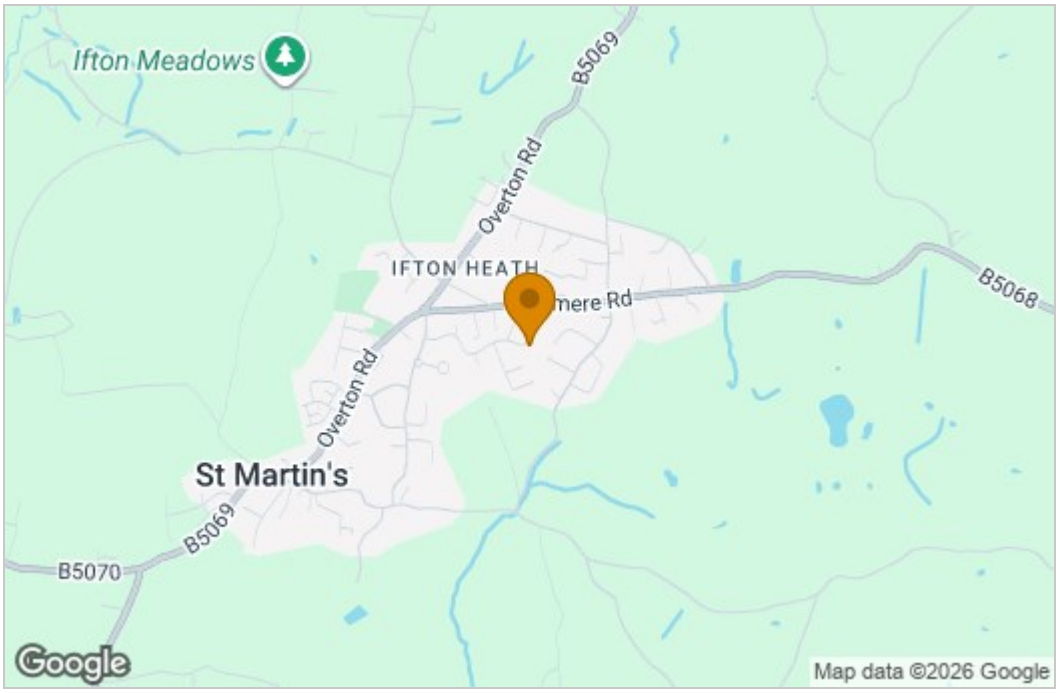
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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

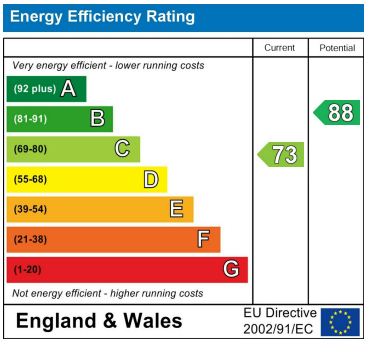



Ground Floor First Floor

## 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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