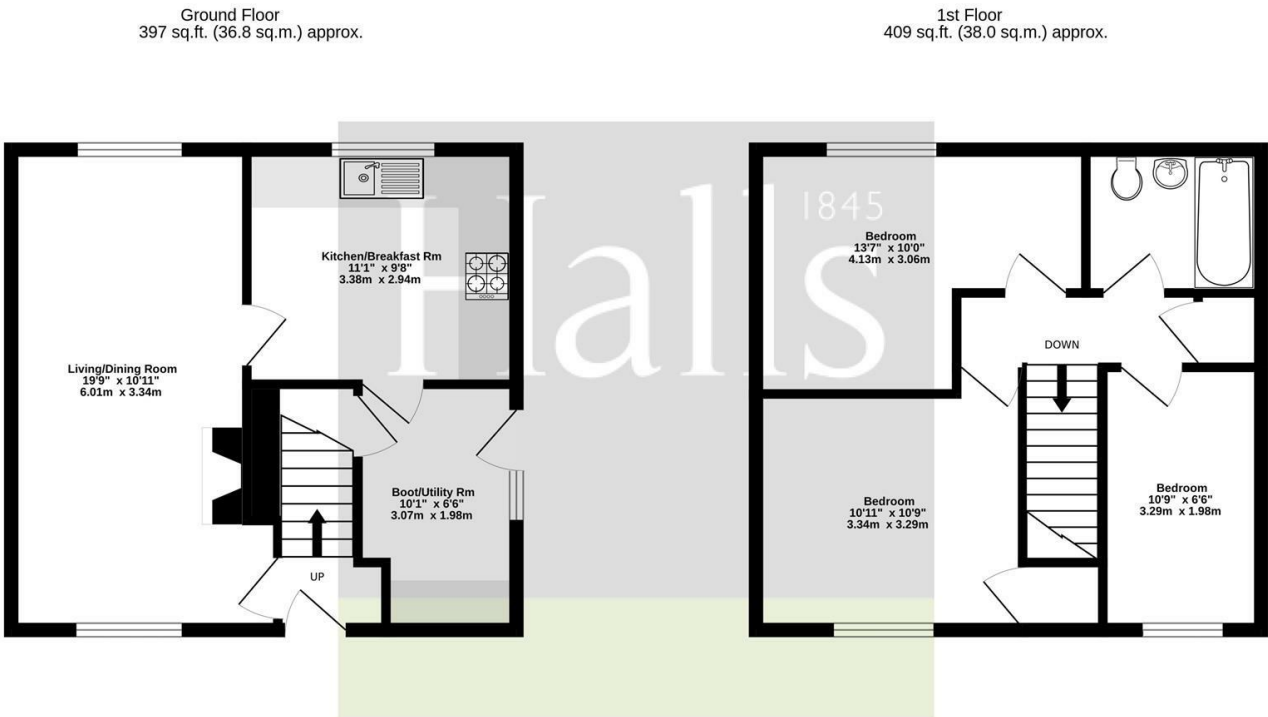


FOR SALE

14 Oak Drive, St. Martins, Oswestry, SY11 3EU



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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FOR SALE

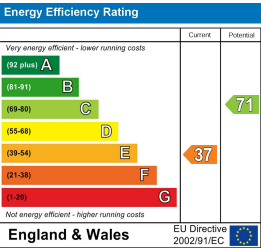
Offers in the region of £159,950

14 Oak Drive, St. Martins, Oswestry, SY11 3EU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (5.5 miles), Oswestry (6 miles), Wrexham (12 miles) and Chester (23 miles)
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroom Family Home
- Scope for Modernisation
- Front and Rear Gardens
- Ample Driveway Parking
- Garage
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 14 Oak Drive in St Martins for sale by private treaty.

14 Oak Drive is a mature three-bedroom end of terrace family home benefitting from front and rear gardens, ample driveway parking, and a detached garage, providing excellent scope for modernisation and situated within a popular residential location in the village of St Martins.

Internally, the property provides excellent scope for modernisation and a deceptive amount of well arranged living accommodation situated over two floors, these comprising: Entrance Hall, Living Room, Kitchen and Utility Boot Room together with to the first floor three Bedrooms and a Bathroom,

Externally, the property enjoys gardens to both the front and rear with the former of these comprising a paved driveway area which continues around the side of the property, flanked to one side by an expanse of lawn, with, to the rear, a paved patio area representing an ideal space for outdoor dining and entertaining, with the paved area continuing along to a detached single garage and further areas of lawn.

The sale of 14 Oak Drive does, therefore, provide a wonderful opportunity for purchasers to acquire a mature three-bedroom end of terrace family home with excellent scope for modernisation in this popular residential location.

SITUATION

14 Oak Drive is situated in a most convenient position in the popular village of St Martins. St. Martins has an excellent range of local facilities to include a well known Supermarket, Post Office, Public house, Petrol filling station and Primary and Secondary schools. The larger centres of Ellesmere (5.5 miles) Oswestry (6 miles) and Wrexham (12 miles) are easily accessible by car, all of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC front door with decorative glazed panel in to an:

ENTRANCE HALL

Fitted carpet as laid, carpeted stairs rising to the first floor, and a door leading in to the:

LIVING/DINING ROOM

19'8" x 10'11" (6.01m x 3.34m)
Fitted carpet as laid, UPVC double glazed windows on to front and rear elevations, an electric "living flame" effect fire set on to a raised tiled hearth with tiled surround, and a door leading in to the:

KITCHEN/BREAKFAST ROOM

11'1" x 9'7" (3.38m x 2.94m)
Vinly flooring, UPVC double glazed window on to rear elevation, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, tiled splashbacks and inset stainless steel sink with draining area to one side and (H&C) mixer tap over, Neff four ring electric hob with over and grill beneath with Neff extractor hood above, planned space for appliances, and ample space for a seating/breakfast table, with a further door leading in to the:

UTILITY/BOOT ROOM

10'0" x 6'5" (3.07m x 1.98m)
A continuation of the vinyl flooring, UPVC double glazed window on to side elevation flanked to one side by a UPVC door with opaque glazed panel which leads out on to the driveway, with a selection of base units with roll topped work surfaces over and further space for appliances, with a traditionally styled door leading in to a useful understairs storage cupboard.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space and a door into a useful landing storage cupboard which contains the hot water cylinder with slatted shelving over, with a further door leading in to:

BEDROOM ONE

10'11" x 10'9" (3.34m x 3.29m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and door leading into over stairs storage cupboard.

BEDROOM TWO

13'6" x 10'0" (4.13m x 3.06m)
Fitted carpet as laid, UPVC double glazed window to rear elevation.

BEDROOM THREE

10'9" x 6'5" (3.29m x 1.98m)
Fitted carpet as laid, UPVC double glazed window on to front elevation.

BATHROOM

Tiled flooring and fully tiled walls, UPVC opaque window on to rear elevation and a bathroom suite to comprise: a panelled bath with separate (H&C) taps with a mains fed shower over, low flush WC, and pedestal hand basin set in to vanity unit with storage cupboards beneath.

GARAGE

15'7" x 8'2" (4.75m x 2.5m)
Concrete floors, window to side elevation, and metal "up and over" front access door (not currently attached).

SERVICES

We understand that the property has the benefit of mains electricity, water, and drainage. Heating is provided by storage heaters.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

The property is in band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.