



FOR SALE

Offers in the region of £199,995

3 Sycamore Close, St. Martins, Oswestry, SY11 3EL

An impeccably presented three-bedroom semi-detached home benefitting from front and rear gardens, driveway parking, and well proportioned living accommodation, pleasantly situated within a quiet cul-de-sac in the popular village of St. Martins.



FOR SALE

Ellesmere (6 miles), Oswestry (5 miles), Shrewsbury (23 miles) and Chester (17 miles).

(All distances approximate)



- **Impeccably Presented**
- **Well Proportioned Living Accommodation**
- **Front and Rear Gardens**
- **Driveway Parking**
- **Cul-De-Sac Setting**
- **Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 3 Sycamore Close in St Martins for sale by private treaty.

3 Sycamore Close is a thoughtfully designed three-bedroom semi-detached home which has been carefully maintained by the current vendor and which provides around 764 sq ft of comfortably proportioned living accommodation arranged across two floors, making it an ideal family home.

The property is complemented by front and rear gardens, the former of these comprising a tarmac driveway flanked to one side by an area of lawn inset with a mature tree and established floral bed. The rear gardens offer an expanse of shaped lawn alongside a paved patio area, which provides potential for further parking, and further floral beds.

SITUATION

The property occupies a desirable position within a quiet cul-de-sac in the popular village of St. Martins, which provides a respectable range of day-to-day amenities, including School, Public Houses, Petrol Station, and the local renowned Stans Supermarket. The village is conveniently located for access to the nearby lakeland town of Ellesmere and the vibrant market town of Oswestry, both of which enjoy a wider range of facilities, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a pitched external Porch which opens into an Entrance Hall, where stairs rise to the first floor and a door allows access into a well proportioned Sitting Room, this featuring a bay window overlooking the front gardens and ample space for seating, all arranged around a central chimney breast with raised hearth and stone-effect surround.

A door leads through from the Sitting Room to a spacious Kitchen/Dining Room, this running the breadth of the property and featuring dual windows which offers views to the rear, an attractive fitted kitchen comprising a selection of base and wall units, and secondary access door which exits onto the gardens, alongside a recessed storage cupboard positioned beneath the stairs.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors allow access into three comfortably sized Bedrooms, with Bedroom One benefitting from integrated wardrobe space. The Bedrooms are served by a family Bathroom which has been modernised in recent years and features a classical white suite comprising a P-shaped bath, low flush WC and hand basin set within a vanity unit.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of lawn, all retained within a mid-height picket-style timber fence which also enclosed a mature tree, this adding a focal point to the front aspect.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



A full height timber gate leads through from the driveway, via the side of the property, onto a paved area, which offers scope for extending the parking area to accommodate multiple vehicles. The paving continues to form a pleasant patio area, ideal for outdoor dining and entertaining, this leading on to an area of shaped lawn with established floral borders.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
- Entrance Hall:
- Sitting Room: 4.29m x 3.63m
- Kitchen/Dining Room: 4.63m x 2.89m
- First Floor -
- Bedroom One: 3.84m x 2.62m
- Bedroom Two: 3.45m x 2.59m
- Bedroom Three: 2.08m x 2.01m
- Family Bathroom:

W3W
[///query.scout.cases](http://query.scout.cases)

DIRECTIONS

Leave Ellesmere via the B5608, continuing through Criftins and Dudley Heath until reaching a mini-roundabout in the village of St. Martins. Here, take the first exit onto Green Lane where, shortly after, a left hand turn leads into Cherry Drive. Proceed on Cherry Drive for around 0.1 miles until a right hand turn leads into the cul-de-sac of Sycamore Close, where the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'B' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

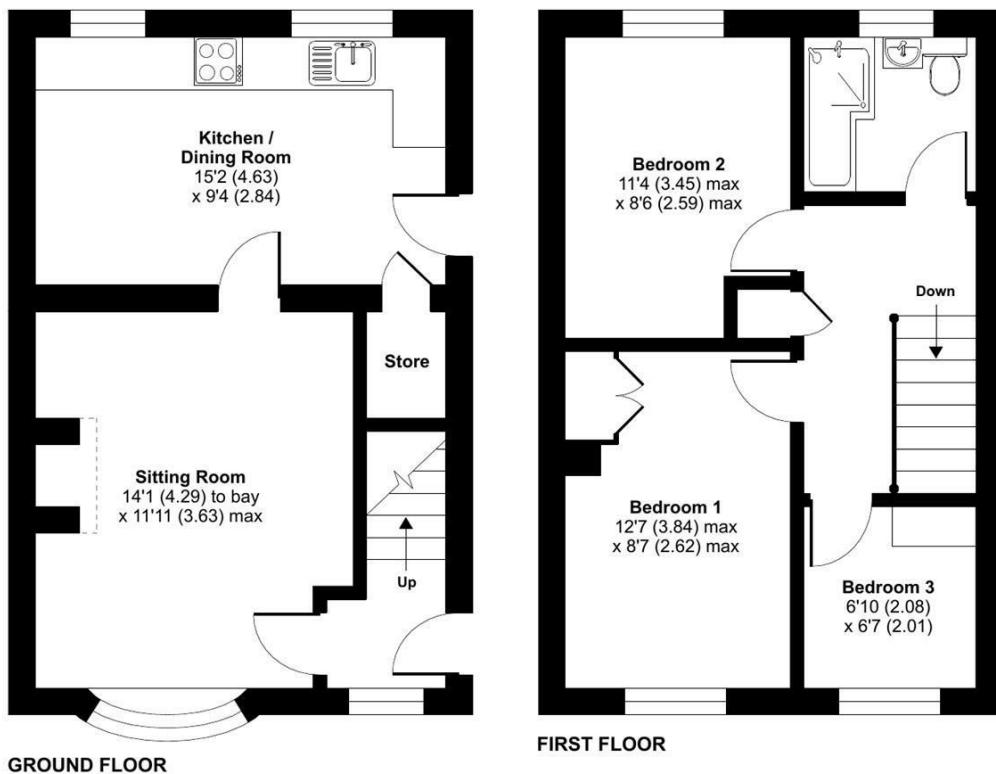
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



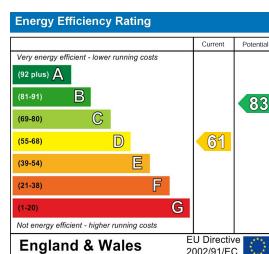
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



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