

# HAYLEY JACKSON

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3 Kinalt Crescent, St Martins, Shropshire, SY11 3BF

**This four bedroom family home is situated in a most pleasant and convenient location, in the heart of St Martins with excellent amenities close by. The accommodation comprises, Porch, Hall, Cloakroom, Lounge, Dining Kitchen, Utility, Landing, Principle Bedroom with Ensuite, Three further Bedrooms, Bathroom, Double Garage, Gardens and Ample Parking. Warmed by gas fired central heating and benefits from UPVC double glazing.**

The entrance door leads into the Reception Hall with staircase leading to the First Floor and Cloakroom off. The Lounge is warm and inviting with woodburning stove. The 'heart' of the home is the Kitchen Dining Room which offers plenty of space for cooking whilst entertaining.

The First Floor landing is bright and airy with access to the Principle Bedroom with Ensuite, and the three further Bedrooms, all are served by a lovely Bathroom.

The Gardens are a notable feature being laid to lawn with paved patio area, ideal for family living and outside entertaining. The rear garden is fully enclosed by fencing and provides access to the Double Garage. The Garden is South facing and benefits from an additional area to the rear of the Garage, an ideal 'hot tub' location.

The Double Garage provides additional storage space with four car parking to the front.

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**Directions** - From the A483 from Oswestry, proceed towards St Martins, and proceed past St Martins School and the village petrol station to the left hand side, proceed turning left after the Cross Keys Public House into Hollands Drive, Kinalt Crescent will be viewed to the left hand side.

**Council Tax** - Shropshire Council. Council Tax Band D

**Services** - Mains gas, electricity, water and drainage. Confirmation of this should be sought by any prospective legal advisor.

**Tenure** - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

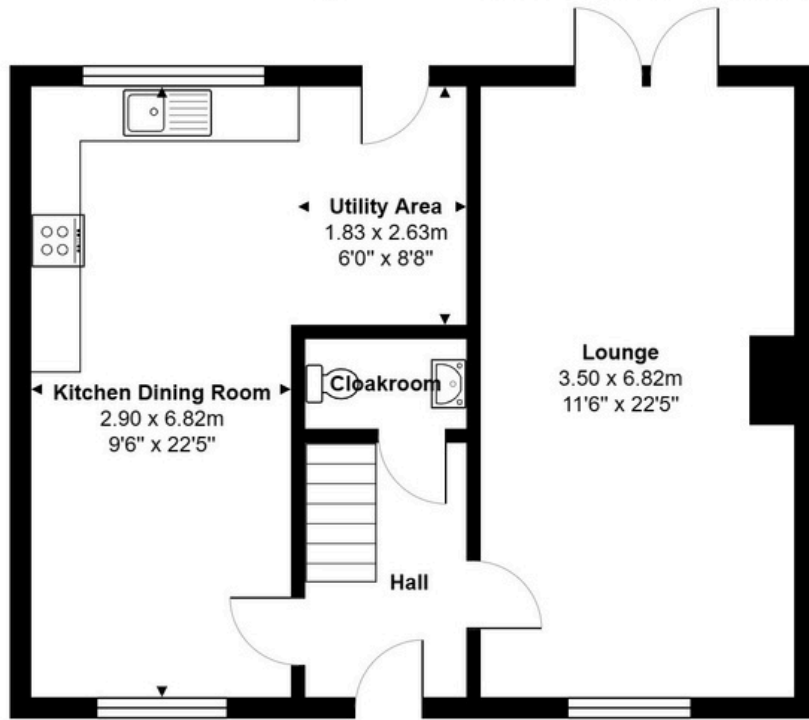
**Notes** - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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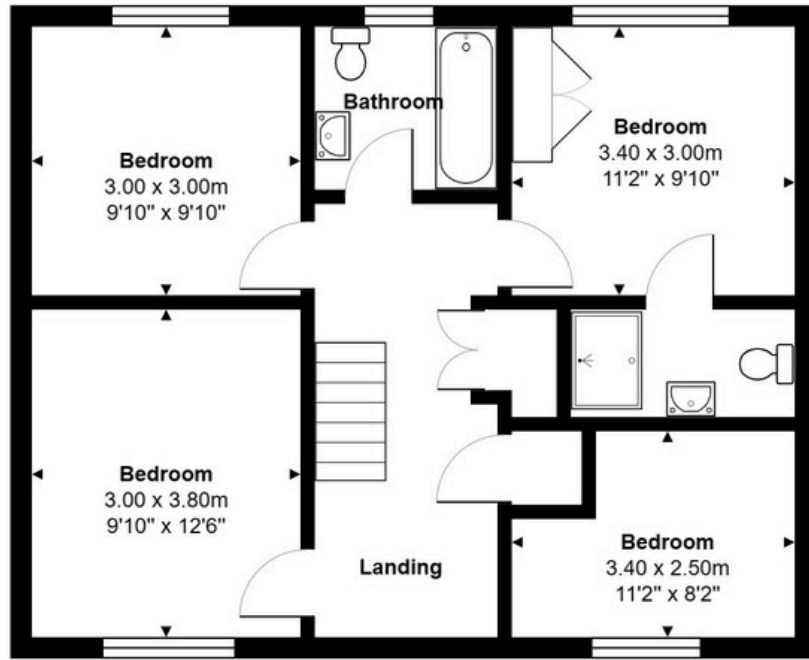




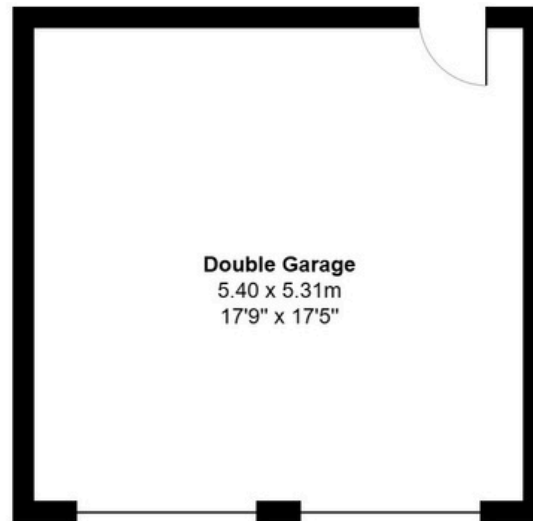
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		













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