

HAYLEY JACKSON

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Moors Bank, St Martins, Oswestry, SY10 7BG





This spacious three bedroom semi detached home is set on the edge of the highly sought after village of St Martins, enjoying a convenient position close to the local school, the A483 for excellent road links, and the scenic Llangollen Canal which offers beautiful walks and outdoor leisure opportunities.

The property requires a scheme of updating throughout but provides well planned accommodation that includes an entrance porch leading into a reception hall, together with a useful store. The living room offers a comfortable main reception space, complemented by a garden room overlooking the South facing rear garden. In addition, there is a separate sitting room, providing flexible space for family life or working from home, as well as a well proportioned kitchen and dining room, ideal for everyday living and entertaining. A cloakroom completes the ground floor layout.

On the first floor, a landing gives access to three bedrooms, each offering good proportions, together with a shower room and an additional store.

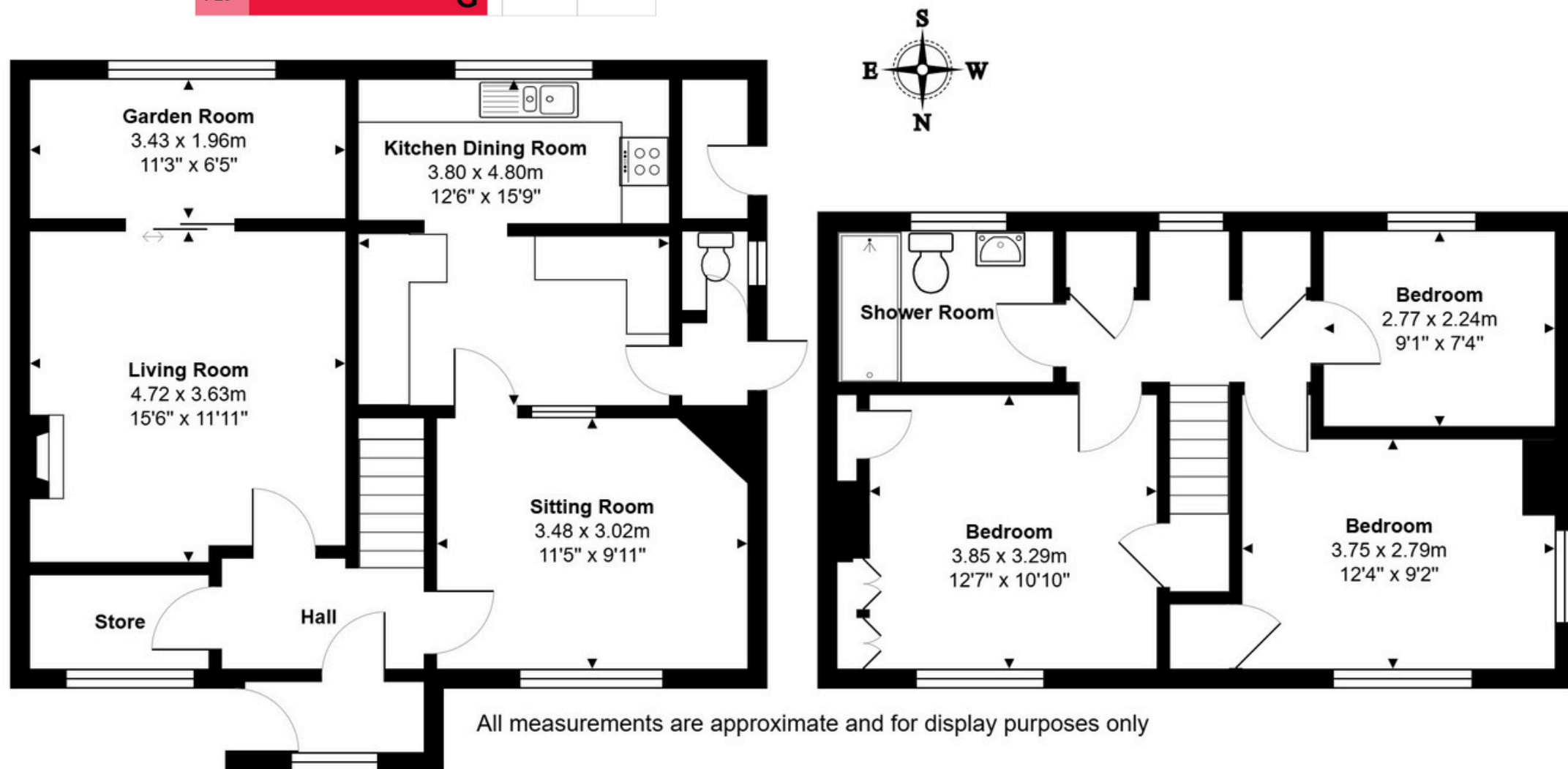
Externally, the property benefits from gardens to both the front and rear, offering scope for landscaping and outdoor enjoyment, along with a range of useful outside stores. Garage and parking to the rear of the property. Available for sale with no onward chain, this home represents an excellent opportunity for buyers seeking a versatile property in a popular and well connected village location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Council Tax Band - Band A

Shropshire Council

Tenure - Freehold - Confirmation should be sought via a purchasers legal advisor.

Services - We understand that the property benefits from mains electricity, drainage and water, gas fired central heating.
Confirmation should be sought via a purchasers legal advisor.

Viewing strictly via the property agent



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.



07359393122 / hayley.jackson@exp.uk.com / hayleyjackson.exp.uk.com