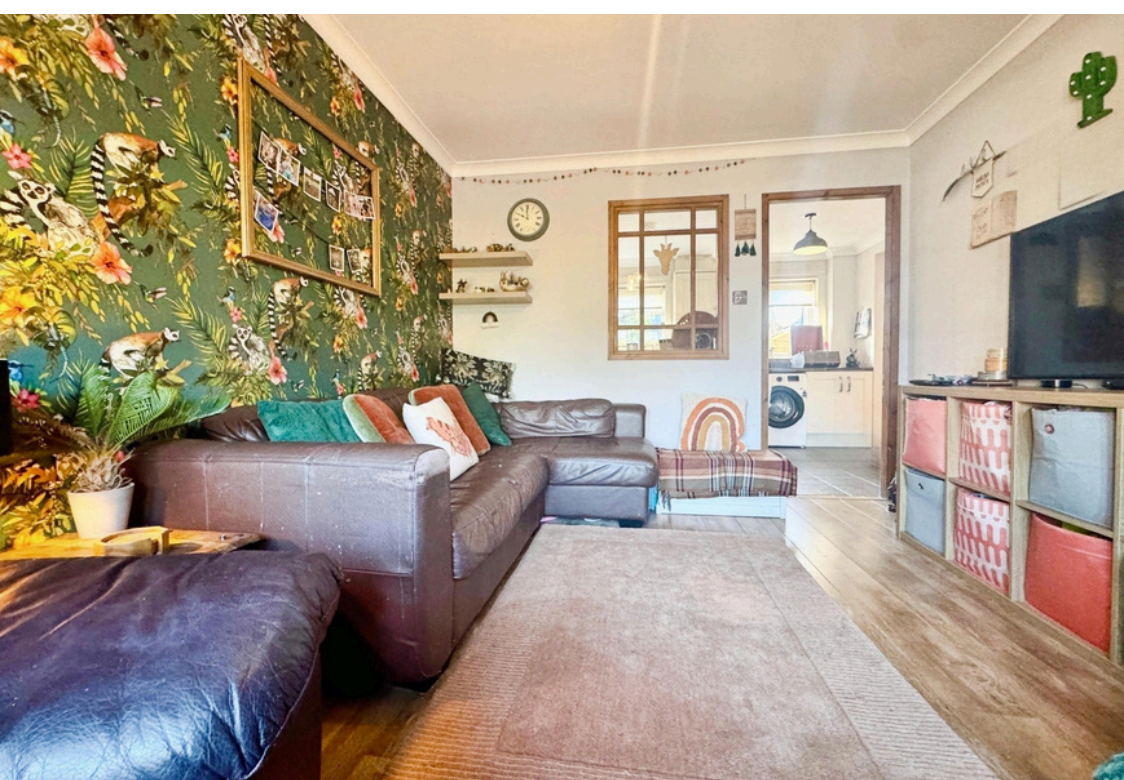




Baytree Avenue, St Martins, Oswestry, SY11 3QA













A wonderful opportunity to purchase a three bedroom semi detached family home, set in a tucked away cul de sac in the popular village of St Martins. This well presented property offers excellent living space for families, first time buyers, or anyone seeking a comfortable home in a convenient village location. It is warmed by a gas fired combination boiler and benefits from UPVC double glazing throughout.

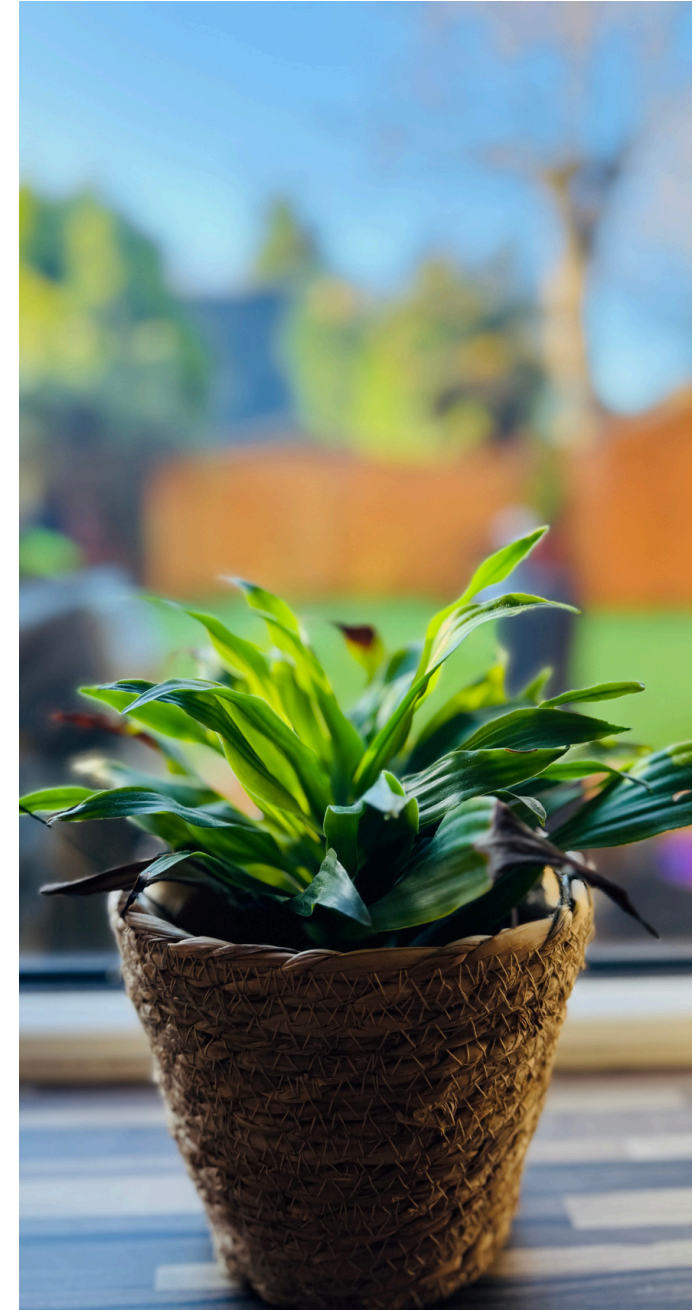
The accommodation begins with a reception hall which opens into the living room which provides a cosy and inviting space. The kitchen is well arranged and opens directly into the dining area, creating a sociable and practical layout ideal for everyday living or entertaining. Above the dining area is an impressive mezzanine level, adding character and a sense of space to the home. In addition, there is a comfortable sitting room which offers further flexibility, whether used as a second lounge, playroom, or hobby space/occasional bedroom.

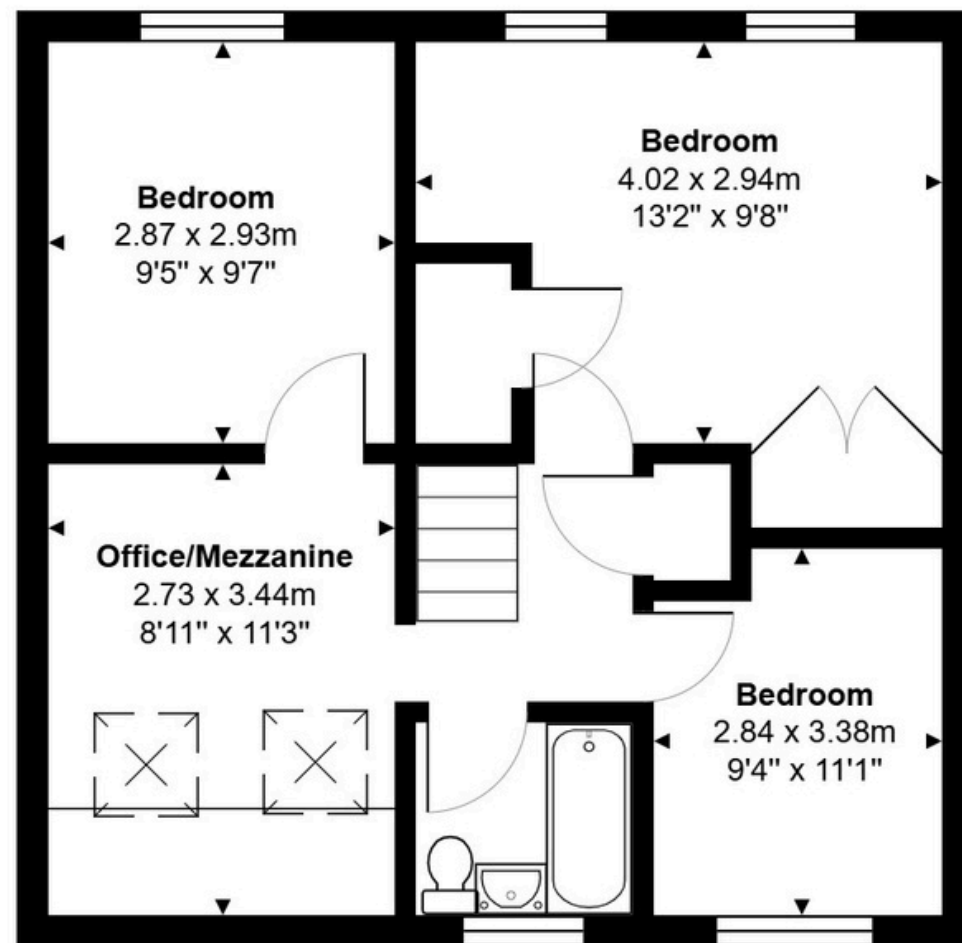
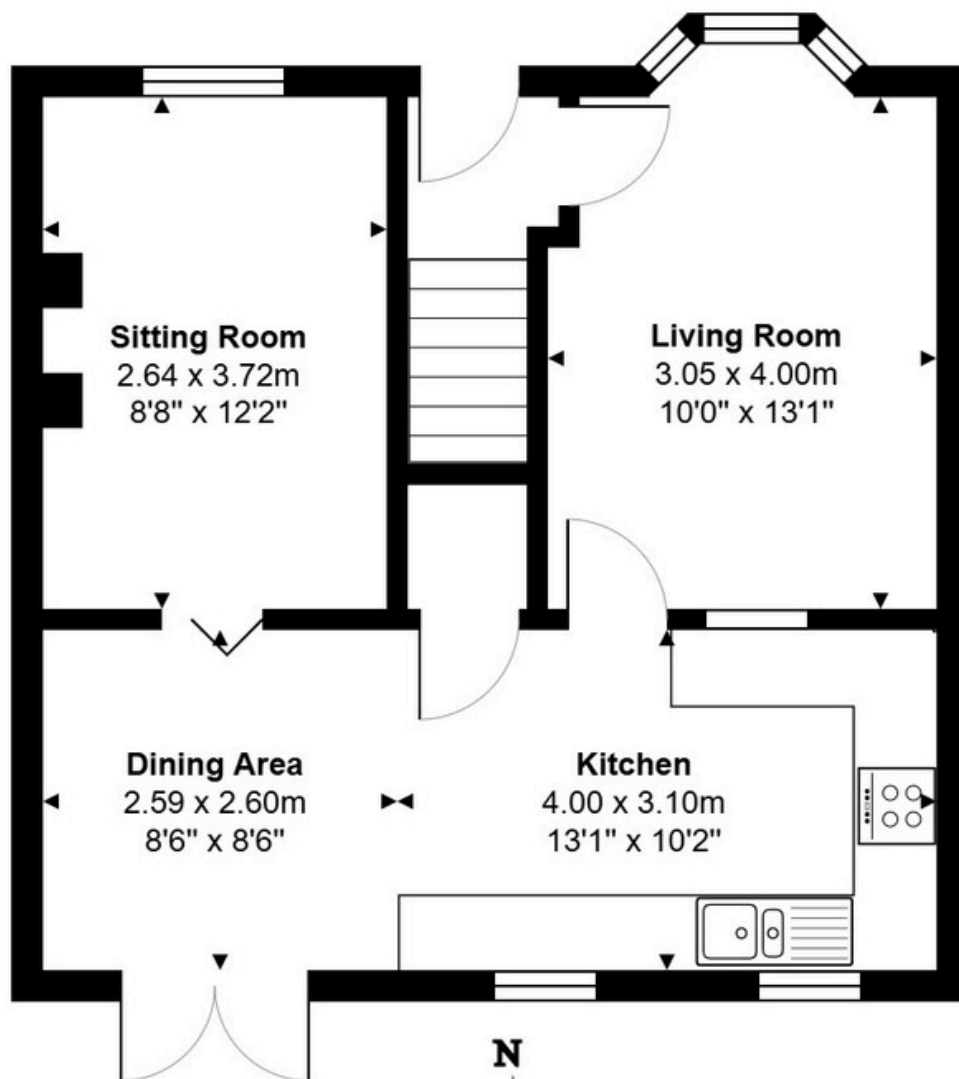
The landing leads to the main bedroom which includes fitted storage and two windows to the front elevation, bedroom two with window to the rear and bedroom three with window to the front elevation. The family bathroom serves all bedrooms and is fitted with a three piece suite. The office mezzanine area overlooks the dining space below and is a standout feature of the property, providing a bright and airy workspace perfect for those working from home or seeking a quiet study area.

Outside, the rear garden is south facing and has been recently landscaped to create an attractive, usable, and low maintenance outdoor space, ideal for relaxing or entertaining throughout the year. To the front of the property there is generous parking for two/three cars, a rare and welcome benefit.

St Martins offers a range of amenities including shops, schools, and local services, making it a highly convenient place to live. The village enjoys easy access to the nearby towns of Oswestry and Ellesmere, both of which provide further facilities. The Llangollen Canal is close by, offering picturesque towpath walks, and the surrounding countryside provides numerous scenic walking routes, perfect for those who enjoy the outdoors.

This is a superb home combining space, style, and practicality in a desirable village setting.





All measurements are approximate and for display purposes only





HAYLEY JACKSON

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Council Tax Band – Band A

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

Services – We understand that the property benefits from mains electricity, drainage and mains 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.



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