

4 Hornbeam Close St Martins SY11 3FL



3 Bedroom House - Semi-Detached
Offers In The Region Of £220,000

The features

- EXCELLENT RECENTLY BUILT 3 BEDROOM SEMI DETACHED HOUSE
- HIGH ENERGY EFFICIENCY, GAS CENTRAL HEATING
- 3 BEDROOMS AND BATHROOM
- ENVIABLE VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE POSITION ON POPULAR DEVELOPMENT
- GOOD SIZED LOUNGE, ATTRACTIVE FITTED KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- NO UPWARD CHAIN



***** EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE *****

This attractively presented 3 bedroom semi detached house is offered for sale with no upward chain. Recently constructed by reputable local developer Primoris Homes.

Occupying an enviable position in the much sought after village which has a great range of local facilities and being a short drive from the A5/M54 motorway network.

Reception Hall with Cloakroom, spacious Lounge/Dining Room, Kitchen with integrated appliances, 3 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL

Covered entrance with door opening to Reception Hall, attractive wood panelling to half height, tiled floor, radiator. Useful under stairs recess.

CLOAKROOM

With WC and wash hand basin, continuation of tiled floor, radiator.

LOUNGE/DINING ROOM

A good sized room naturally well lit by window and double opening French doors leading onto the garden, media point, radiator.

KITCHEN

Attractively fitted with range of contemporary units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for washing machine. Inset 4 ring hob with oven and grill beneath and extractor hood over and integrated dishwasher and fridge freezer, both with matching fascia panels. Eye level wall units, window to the front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to spacious First Floor Landing with Linen Cupboard and access to roof space.

BEDROOM 1

With window to the front, built in wardrobe, radiator.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

With window to the rear, radiator.

BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds heated towel rail, window to the side.

OUTSIDE

The property is approached over driveway with parking for two cars. Side pedestrian access leads to the enclosed Rear Garden which is laid to paved sun terrace and lawn Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would

recommend this is verified during pre-contract enquiries. There will be an annual service charge towards the upkeep of the communal area's which we are advised will be in the region of £20.00 pcm. Please verify this during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

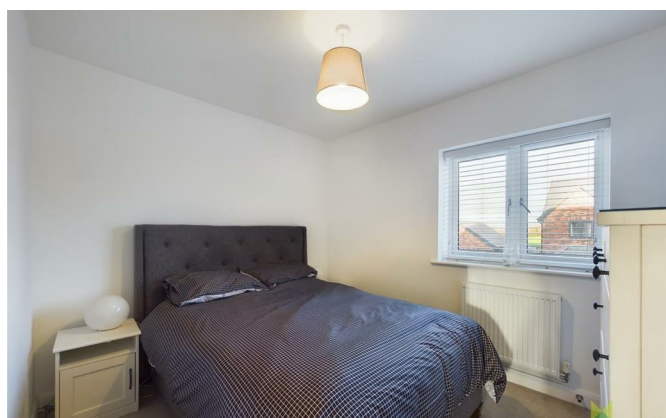
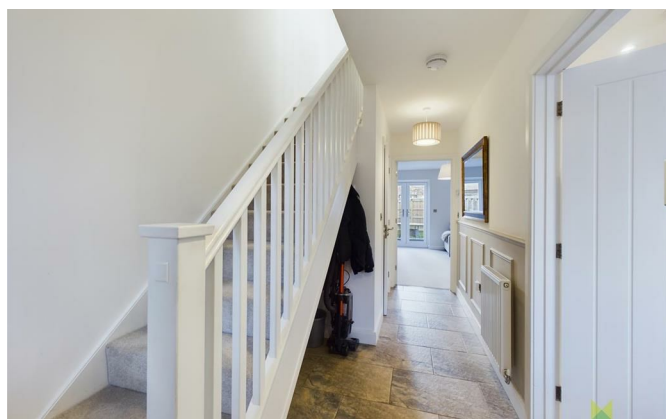
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

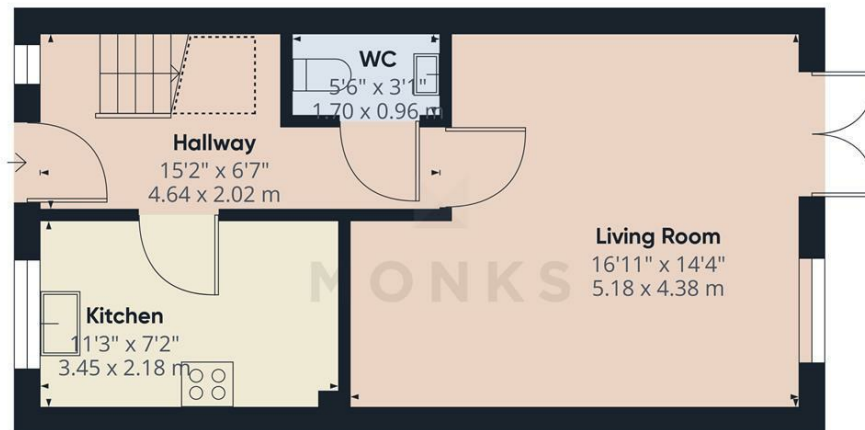
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

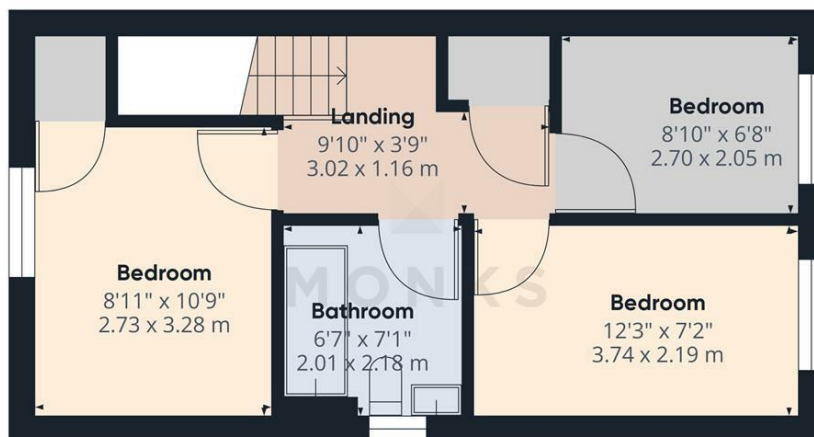
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Floor 0



Floor 1



Approximate total area*
768.36 ft²
71.38 m²

Reduced headroom
12.72 ft²
1.18 m²

Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Get in touch

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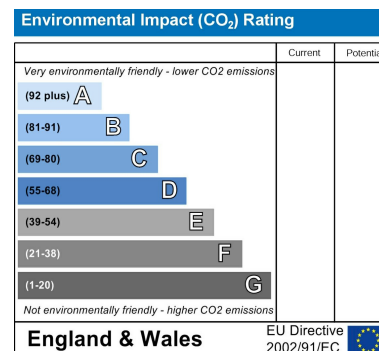
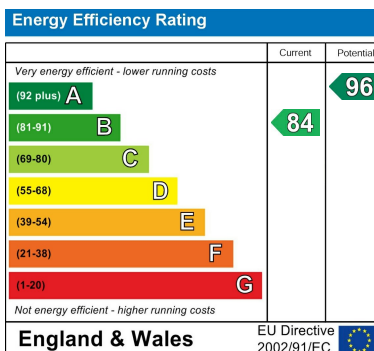
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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