

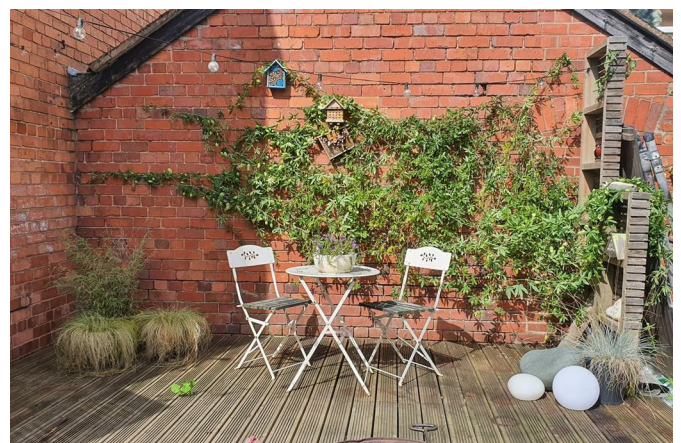
# The Old Bakery Green Lane St. Martins SY11 3QE



**2 Bedroom House - Detached**  
**Offers In The Region Of £267,500**

## The features

- BEAUTIFULLY PRESENTED AND IMPROVED FORMER BAKERY
- LOUNGE WITH FEATURE VAULTED CEILING
- 2 BEDROOMS AND BATHROOM
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54 MOTORWAY NETWORK
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMMENITIES
- ATTRACTIVELY FITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH AMPLE PARKING AND GOOD SIZED GARDEN
- VIEWING HIGHLY RECOMMENDED



\*\*\* MUCH IMPROVED FORMER VILLAGE BAKERY \*\*\*

An opportunity to purchase this much improved and beautifully renovated former village bakery, now affording enviable living space with good sized garden to the rear and scope for further extension subject to relevant planning/ building regulations

Occupying an enviable position in the heart of St Martins, and within walking distance of all it's amenities.

Briefly comprising of Fitted Kitchen/ Dining Room, Large Lounge with Vaulted Ceiling, Two Double Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway providing offroad parking, and enclosed rear garden.

VIEWINGS ESSENTIAL

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Village on the edge of the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

### ENTRANCE LOBBY

Door leads into Entrance lobby which leads through to the

### KITCHEN / DINING ROOM

Attractively fitted with a range of wooden fronted shaker style base level units comprising single drainer sink set into base cupboard, further range of cupboards and drawers with work surface over and inset 5 burner hob with extractor hood over, built in double oven and grill. Complimentary tiled walls and a further range of wall mounted units and space for appliances.

DINING AREA- with ample space for breakfast/ dining table, wall mounted gas boiler. Radiator, slate flooring. Door opening to,

### CLOAKROOM

Fitted with concealed WC and basin set into wash stand with storage beneath, radiator.

### LOUNGE

An impressive room which is well lit with windows to both sides and fully glazed French doors opening out to the Rear Garden. Further door to the rear aspect leads into the Rear Garden. engineered solid oak flooring, TV and media points, understairs storage . Radiator, staircase leading to the First Floor Landing.

### FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing which is a large space and has great potential to be turned into a further bedroom/ office subject to relevant planning. Window to the rear and side aspect, radiator and door leading off,

### BEDROOM 1

Double bedroom with window to the side aspect. Radiator,

### BEDROOM 2

Another good sized bedroom with window to the side aspect. Radiator and access to storage space.

### BATHROOM

Fitted with three piece suite comprising of panelled bath with shower over and shower screen. Corner WC and wash hand basin. Partially tiled walls, tiled flooring and heated towel rail. Window to the side aspect.

### OUTSIDE

To the front of the property there is a gravelled driveway providing offroad parking for multiple vehicles.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains services are connected. There is also solar at the property- 5.3kw of solar with a hybrid heating system.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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.

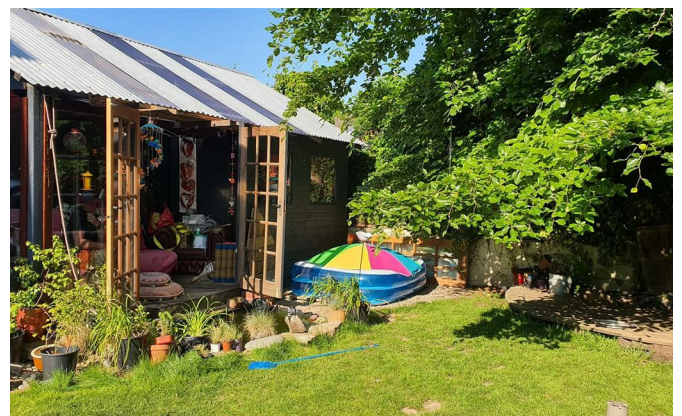
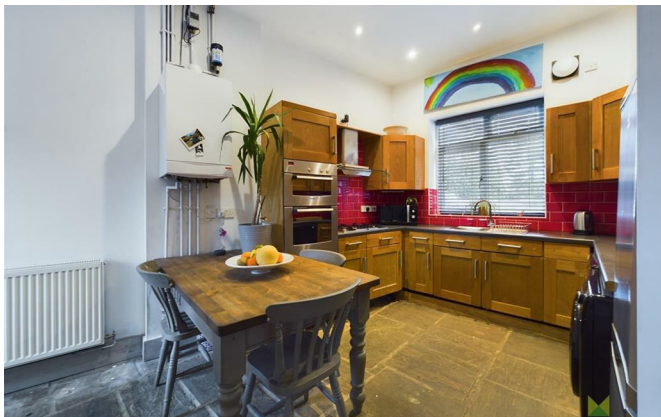
#### NEED TO CONTACT US

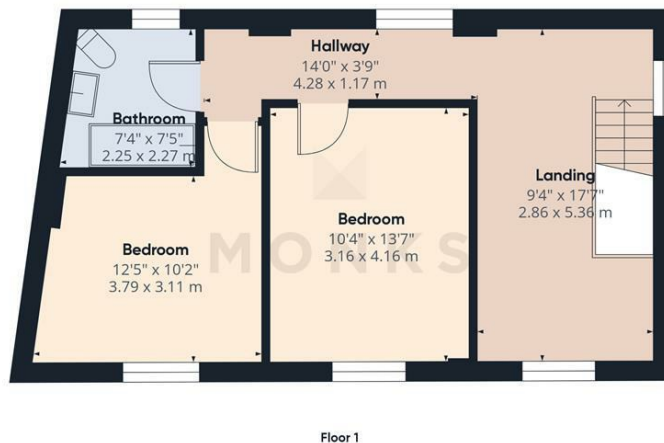
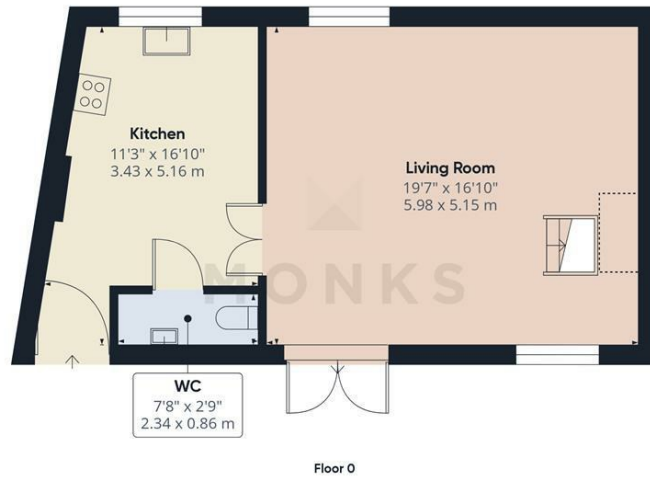
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## The Old Bakery Green Lane, St. Martins, SY11 3QE.

2 Bedroom House - Detached  
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**Approximate total area<sup>1</sup>**  
1031.73 ft<sup>2</sup>  
95.85 m<sup>2</sup>

**Reduced headroom**  
9.63 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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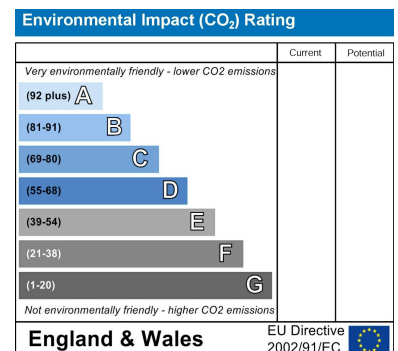
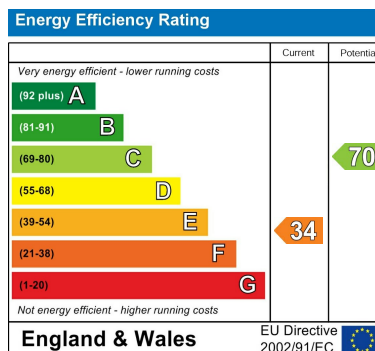
**Oswestry office**

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**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- 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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