

# 4 Baytree Avenue St. Martins Oswestry SY11 3QA



4 Bedroom House - Semi-Detached  
Offers In The Region Of £259,950

## The features

- FOUR BEDROOM SEMI DETACHED HOME
- LOUNGE, STUDY, DINING ROOM & CONSERVATORY
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION
- FITTED KITCHEN WITH APPLIANCES
- THREE FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



### \*\*\* SPACIOUS FOUR BEDROOM FAMILY HOME \*\*\*

**An opportunity to purchase this beautifully presented four bedroom semi detached family home, offering spacious and versatile living accommodation perfect for the growing family.**

**Occupying an enviable village location with access to the nearby village amenities and ease of access to nearby railway links including railway station at Gobowen and the A5/ M54 motorway network being perfect for commuters.**

**Briefly comprising of Entrance Hallway, Lounge, Kitchen, Utility Room, Dining Room, Study, Conservatory, Principal Bedroom with Ensuite, Three Further Bedrooms and Family Bathroom.**

**Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden perfect for family fun and entertaining.**

**Viewings essential.**

#### Property details

##### LOCATION

Occupying a convenient position on the edge of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including shops, schools, and a community centre—are close at hand, while excellent transport links provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

##### ENTRANCE PORCH

Entrance door leading into the Entrance Porch with windows to the front and side aspect. Tiled flooring, further door leading into,

##### HALLWAY

With staircase leading to the First Floor Landing, fitted under stairs storage cupboards. Radiator, tiled flooring, doors leading off,

##### LOUNGE

A well lit room with window to the front aspect, wooden effect laminate flooring. Radiator, TV and media point, coved ceiling and door leading into,

##### DINING ROOM

With wooden effect laminate flooring, coved ceiling. Radiator, French doors leading into the Conservatory, further door leading into,

##### KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl composite drainer sink with mixer tap. Integrated oven/ grill and four ring induction hob with extractor hood over. integrated fridge/ freezer and dishwasher with matching fascia panels. Tiled splash back, LED downlights and further range of wall mounted units. Window to the rear aspect. Tiled flooring and LED lights fitted into kickboard. Archway leads into,

##### UTILITY ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Drainer composite sink set into base level unit. Integrated washing machine and tumble dryer with matching fascia panels. Door leading out to the Rear Garden.

##### STUDY

A versatile space perfect for those who work from home. Window to the front aspect. Radiator.

##### CONSERVATORY

Being of brick based and sealed unit. Wooden effect laminate flooring. Radiator, door leading out to the Rear Garden.

##### FIRST FLOOR LANDING

Staircase leads from the Hallway to the First Floor Landing, with access to loft space, door opening to storage cupboard. Radiator, doors leading off,



**PRINCIPAL BEDROOM**

With window to the front aspect. Radiator, door leading into.

**ENSUITE**

With window to the rear aspect and suite comprising of panelled bath with shower head over and shower screen. Vanity unit housing concealed WC and wash hand basin with cupboards beneath and drawers. Tiled flooring and fully tiled walls. Heated towel rail.

**BEDROOM 2**

With window to the rear aspect. Radiator.

**BEDROOM 3**

With window to the front aspect. Radiator.

**BEDROOM 4**

With window to the front aspect. Radiator.

**FAMILY BATHROOM**

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Tiled walls and laminate flooring, heated towel rail.

**OUTSIDE**

To the front of the property there is a driveway providing ample off road parking. Area laid with lawn, and enclosed with fencing. Side access leads to the Rear Garden.

The rear garden has a paved pathway leading down the length, large area laid with lawn and enclosed with fencing.

**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold..

**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 B - again we would recommend this is verified during pre-contract enquiries.

**FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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.

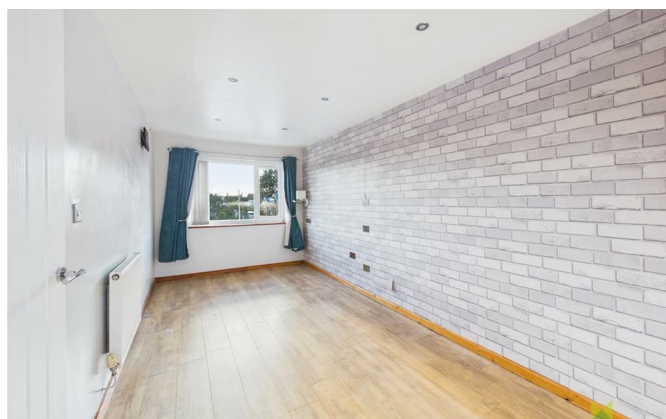
**NEED TO CONTACT US**

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.





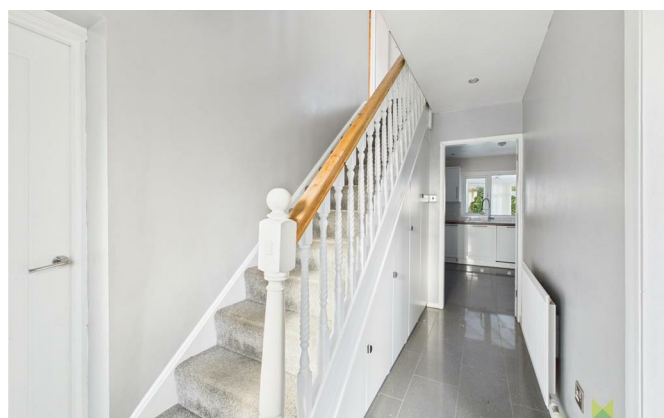
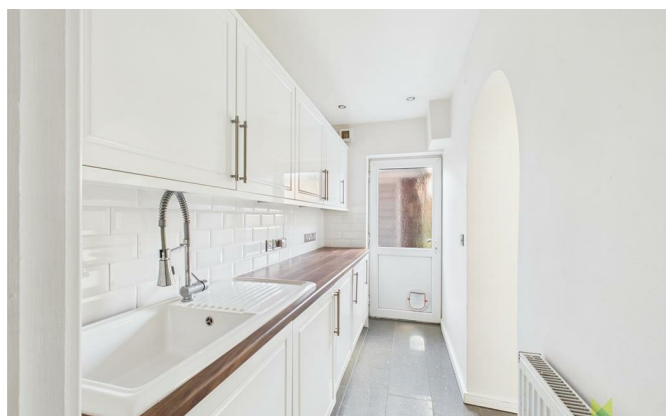
**MONKS**

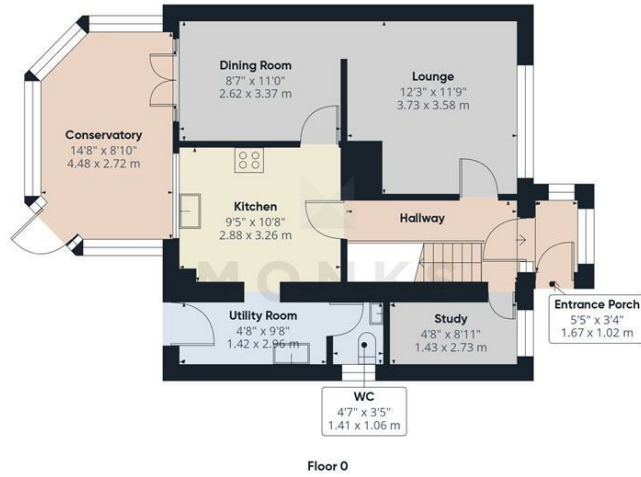




## 4 Baytree Avenue, St. Martins, Oswestry, SY11 3QA.

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Approximate total area<sup>®</sup>  
1238 ft<sup>2</sup>  
115.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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