



FOR SALE

Offers in the region of £359,995

Rosewood Bungalow Ellesmere Road, St. Martins, Oswestry, SY11 3AZ

A well-presented and spacious four bedroom, detached bungalow, with a double garage and immaculate gardens.





- Double Garage
- Useful Garden Building
- Large Plot
- Close to Amenities
- En-Suite to Master Bedroom
- Beautiful Gardens

DIRECTIONS

From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road where the property will be identified on the right hand side.

SITUATION

Situated centrally in the popular village of St Martins, the property is within easy reach of a variety of shops and amenities, including a large superstore, an excellent primary/secondary school, post office, pubs and several local shops. The village provides convenient access to the A5/A483, offering direct routes to Oswestry, Shrewsbury, Wrexham and Chester. A reliable bus service operates within the village and nearby Gobowen offers a train station with services to Birmingham and Chester. The area is surrounded by stunning countryside, including the renowned meres of Ellesmere and the Shropshire Union Canal.

DESCRIPTION

A beautifully presented and surprisingly spacious 4-bedroom detached bungalow, within walking distance of the village centre. The accommodation includes: Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, Utility Room, Master Bedroom with en-suite, two additional Bedrooms, Bedroom 4/Study and Family Bathroom. Externally, the property features a large driveway, double garage and private gardens. It benefits from UPVC double glazing and gas central heating throughout.

ACCOMMODATION

ENTRANCE HALL

Features double doors to a storage cupboard with hanging rails, a telephone point, radiator, loft access (potential for conversion to an additional bedroom, subject to necessary planning consents), and door leading to:

LOUNGE

21'7" x 16'4"

Includes a feature dual-fuel-burning stove, TV point, two radiators, dual aspect double glazed windows with garden views, coving to ceiling and UPVC French doors leading to:

CONSERVATORY

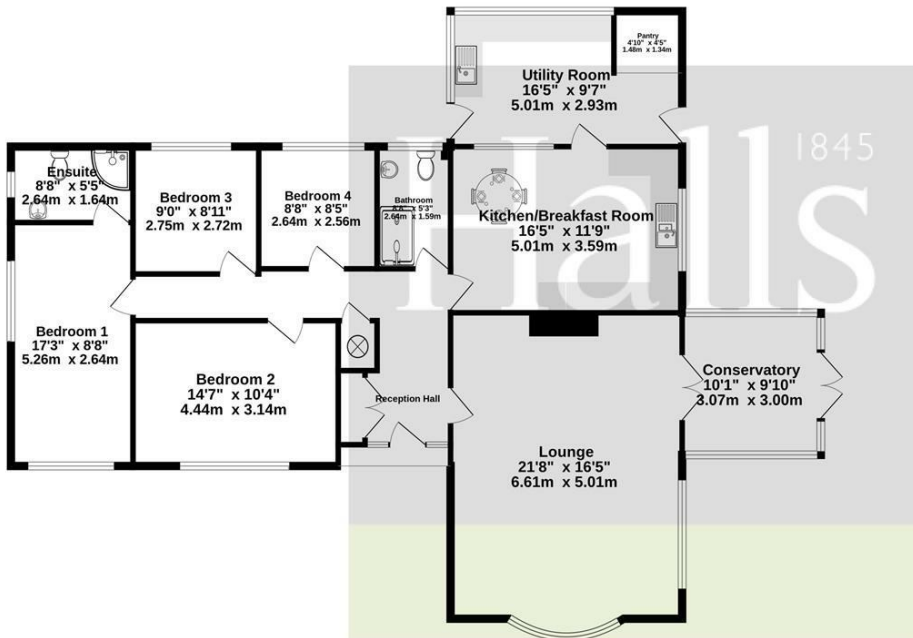
9'6" x 9'6"

Constructed with a brick base, thermo roof and UPVC double glazed windows, tiled flooring, storage heaters and French doors to the garden.



Ground Floor
1513 sq.ft. (140.5 sq.m.) approx.

Garaging
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KITCHEN/DINING ROOM

16'0" x 11'5"

Fully fitted with a range of matching base units and eye-level wall cupboards, worktop with tiled surround, wall-mounted boiler, sink and drainer, integrated range cooker with double oven, hob and extractor hood, space for a tall fridge/freezer, radiator, tiled flooring, coving to ceiling, two windows and a wooden glazed door leading to:

UTILITY ROOM

17'0" x 9'6"

Includes base units with worktop, stainless steel sink and drainer, space and plumbing for washing machine, two UPVC glazed doors to the garden, dual aspect double glazed windows, door to pantry, ceiling fan light, under counter fridge and radiator.

MASTER BEDROOM

17'8" x 8'7"

Features coving to ceiling, access to roof space, two double glazed windows and door to:

EN-SUITE

8'6" x 5'4"

Includes a shower cubicle with electric shower, low-level flush WC, vanity unit with wash hand basin, radiator, tiled surround, tiled flooring, extractor fan and double glazed window.

BEDROOM 2

14'6" x 10'3"

Includes a double glazed window, coving to ceiling and radiator.

BEDROOM 3

8'10" x 8'10"

Features coving to ceiling, double glazed window and radiator.



BEDROOM 4

8'7" x 8'6"

Includes coving to ceiling, radiator and double glazed window.

SHOWER ROOM

8'7" x 5'0"

Comprises a walk-in shower, pedestal wash hand basin, low-level flush WC, tiled surround, tiled flooring, radiator and double glazed window.

GARDENS

The private and spacious gardens extend around both sides of the property. The front features a part-gravelled/part-block-paved parking area surrounded by mature hedgerows and with gated access. The main garden is laid to lawn with mature shrubs and flower beds. A paved and gravelled patio area leads to the rear, with a useful storage shed, additional seating area and access to the garage.

DOUBLE GARAGE

18'1" x 17'10"

Fitted with an up-and-over door on one side and electric roller doors on the other, with power and light connected and pedestrian access to the rear garden.

GENERAL REMARKS

FIXTURES AND FITTINGS

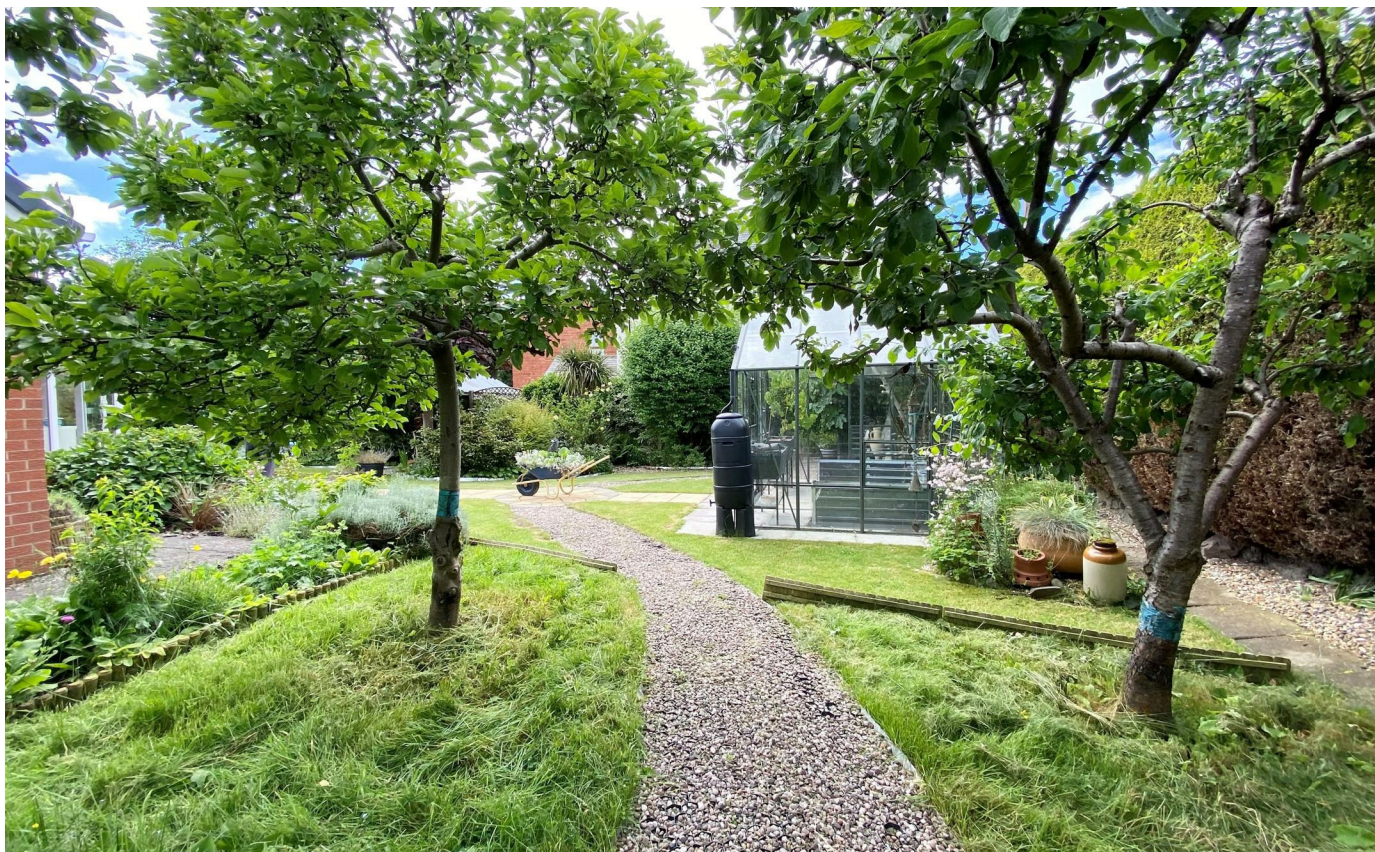
The fitted carpets as laid, light fittings and curtains / nets are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are believed to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.



COUNCIL TAX

The property is currently showing as Council Tax Band 'D'.
Please confirm the council tax details via Shropshire
Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.
Tel: 01691 670320. Email: oswestry@halls.gb.com

FOR SALE

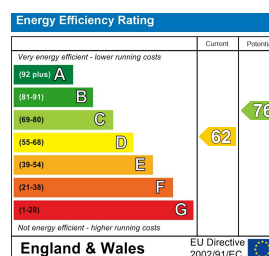
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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