



FOR SALE

Offers in the region of £350,000

Hanley House Overton Road, St. Martins, Oswestry, SY11 3DG

An immaculately presented and beautifully appointed modern Detached House with spaciouly proportioned accommodation, multiple car parking space, attractive barbecue/al fresco patio garden being low maintenance, whilst occupying a favoured locality towards the fringe of the village.





- Spacious Detached House
- Beautifully Appointed
- 2 Good Reception Rooms
- Easily Manageable Gardens
- Village Location
- INTERNAL INSPECTION RECOMMENDED

## DIRECTIONS

Take the A5 towards Wrexham and at the Gledrid roundabout take the fourth exit signed St Martins. On reaching St. Martins, proceed through the village, passing the garage on the left hand side and after passing the Cross Keys Pub and Stans Superstore on your left take the first turn at the mini roundabout onto Overton Road. Proceed and take the next left turning into Colliery Road where the property will be viewed on the right hand side identified by the Agent's for sale board.

## SITUATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large food Super Store with pharmacy and Post Office, Primary and Secondary Schools, Church and some Leisure Facilities all of which go to serve the villagers day to day needs. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

## DESCRIPTION

This attractive and individually designed modern detached house offers beautifully presented accommodation, tastefully decorated and ideally suited to professional couples or retirees. The garden areas have been specifically designed for ease of maintenance, which includes an enclosed large patio area with ample space for sun loungers, barbecue, hot tub etc. and is ideally placed for outdoor al fresco dining. There is an additional further patio area and barked areas with hedging.

Leading off the reception hall is a useful cloaks/WC, whilst there is a good size living room and a separate dining room which leads out onto the patio garden. The kitchen/breakfast room is particularly impressive with an excellent selection of storage cabinets and a range of appliances. There is a useful pantry cupboard and an external door leads out of the adjoining utility to the secondary patio area. On the first floor the principal bedroom is particularly impressive and has the benefit of an en-suite shower room, whilst the remaining bedrooms are served by the main bathroom which includes a shower cubicle.

The accommodation requires an internal inspection to be fully appreciated.

## THE ACCOMMODATION

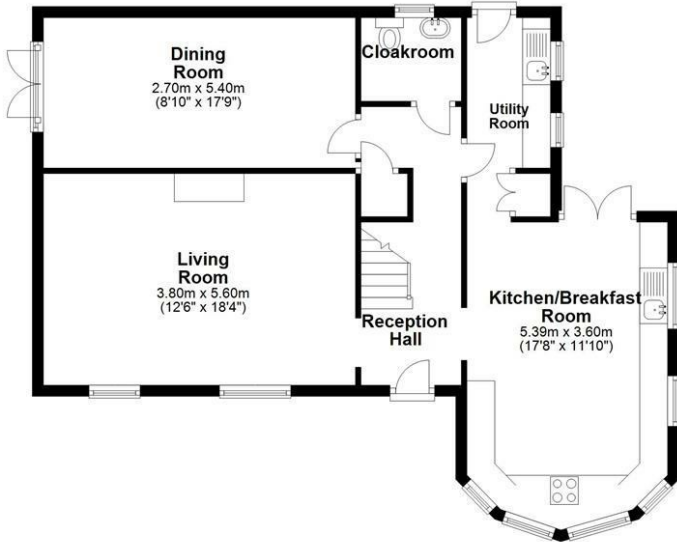
A part glazed entrance door leads into:-

### RECEPTION HALL

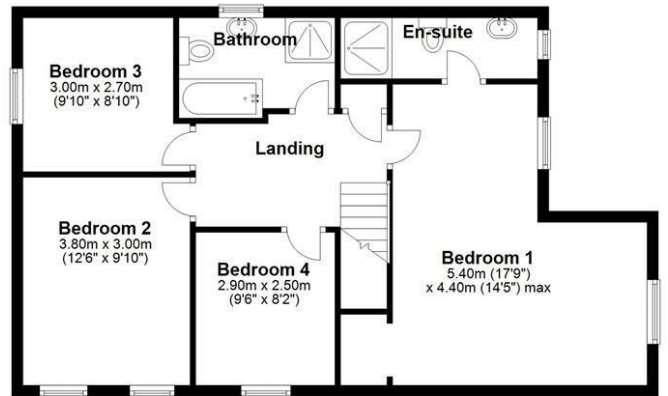
With stairs to first floor accommodation, built in understairs storage cupboard. Internal doors lead into:-



**Ground Floor**  
Approx. 73.8 sq. metres (794.0 sq. feet)



**First Floor**  
Approx. 69.2 sq. metres (745.0 sq. feet)



Total area: approx. 143.0 sq. metres (1539.0 sq. feet)

**St Martins**

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



#### CLOAKROOM

With window and a fitted suite comprising WC, vanity wash hand basin and extractor.

#### LIVING ROOM

12'5" x 18'4" (3.80m x 5.60m)

With two windows to the front elevation, feature fireplace with gas coal effect fire inset.

#### DINING ROOM

8'10" x 17'8" (2.70m x 5.40m)

Patio doors lead out to the enclosed garden, recessed spotlighting.

#### KITCHEN/BREAKFAST ROOM

17'8" x 11'9" (5.39m x 3.60m)

With windows to side and rear elevations. An attractive range of modern fitted wall and floor units with worksurfaces. One and a half bowl sink and drainer. American style INTEGRATED RANGE COOKER with EXTRACTOR over, INTEGRATED DISHWASHER and space for American style fridge/freezer, PANTRY CUPBOARD, exterior doors to patio area.

#### UTILITY

With exterior door, range of fitted wall and floor units, work surface over, stainless steel sink and drainer, gas fired central heating boiler, space and plumbing for washing machine, internal door leading into Reception Hall.

#### FIRST FLOOR LANDING

built in airing cupboard, access to loft.

#### BEDROOM 1

17'8" x 14'5" max (5.40m x 4.40m max)

With windows to side elevation, built in wardrobe, TV point, door leading to:-



#### ENSUITE

With window to side elevation. An attractive fitted suite comprising walk in shower unit, vanity wash hand basin and low flush WC. heated towel rail, tiled walls, extractor.

#### BEDROOM 2

12'5" x 9'10" (3.80m x 3.00m )

With window to front elevation.

#### BEDROOM 3

9'10" x 8'10" (3.00m x 2.70m )

Currently used as a snug. With window to side elevation.

#### BEDROOM 4

9'6" x 8'2" (2.90m x 2.50m)

With window to front elevation, built in storage cupboard.

#### BATHROOM

With window to rear elevation. Fitted suite comprising panelled bath with glazed screen and mixer tap and shower attachment, tiled surround, low flush WC, vanity wash hand basin. Part tiled walls, heated towel rail, spotlighting and extractor.

#### OUTSIDE

A brick paved driveway provides ample off-road parking provision with ELECTRIC CAR CHARGING POINT. A wrought iron style gate leads into an enclosed front garden which leads to the front entrance.

From the driveway a pedestrian gate leads into a low maintenance entertaining garden which in turn leads to the rear of the property with a TIMBER SHED. To the side of the property is a FURTHER PRIVATE PATIO/SEATING AREA.

#### GENERAL REMARKS

**SERVICES**

Mains water, electricity, drainage and gas are understood to be connected to the property. None of these have been tested.

**TENURE**

Freehold. Purchasers should confirm via their solicitor.

**COUNCIL TAX**

The property is current banded in Council Tax Band E - Shropshire Council.

**VIEWING**

By appointment through the selling agents, Halls, 20 Church Street, Oswestry Office - 01691 670320.

FOR SALE

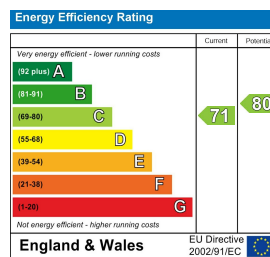
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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