

**FOR SALE**

Offers in the region of £379,950

Glenorie, 2 Mount Bradford, St. Martins, Oswestry, Shropshire, SY11 3EY

Nestled in the charming area of St. Martins, Oswestry, this semi-detached house offers a delightful blend of spacious living and unique character. The generous accommodation allows every member of the household to enjoy their own space, while the welcoming living areas create a warm and homely atmosphere. One of the standout features is the stunning countryside views, visible from various points throughout the property. The large gardens are a particular highlight, offering plenty of room for outdoor activities and gardening, with two patios and a charming pergola providing perfect spots for al fresco dining or entertaining.





- Unique 4 Bed Semi-Detached House
- Generously Proportioned Accommodation
- Large Gardens with Countryside Views
- Ample Off-Road Parking
- Local Supermarket & Shops
- Semi-Rural Location

DIRECTIONS

From Oswestry town centre, head out along Bridge Street (B4580), continuing as it becomes the B5068, signposted for St Martins / Ellesmere. Stay on the B5068 for approximately 3 miles, passing through open countryside until you reach St Martins. Once in the village, turn left onto Mount Bradford (look out for a small signpost for local properties). Follow the lane uphill for about 0.3 miles. The property will be on your right-hand side.

DESCRIPTION

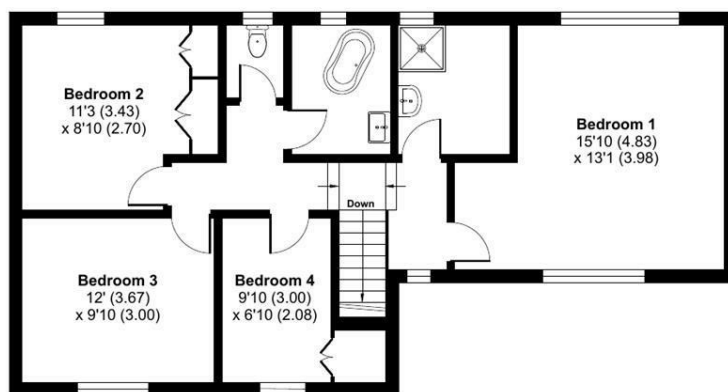
Set just off Overton Road in the popular village of St Martins this attractive and uniquely designed house offers well presented and spacious accommodation. Leading off the reception hall is a generous living room and separate dining which leads out onto one of the patios. The kitchen/breakfast room has an excellent selection of storage cabinets together with a useful walk-in pantry. In addition there is a good size utility ideal appliances and further storage. On the first floor the principal bedroom is an impressive size and is accompanied by a further 3 bedrooms. The bedrooms are served by a beautifully presented bathroom, separate shower room and WC.

Externally the garden benefits from a large patio area and is ideally placed for al fresco dining. In addition there is a smaller patio ideal for breakfast and morning coffee. The large lawns are well manicured and are interspersed by mature trees and flower borders. There is a further good size gravelled area which

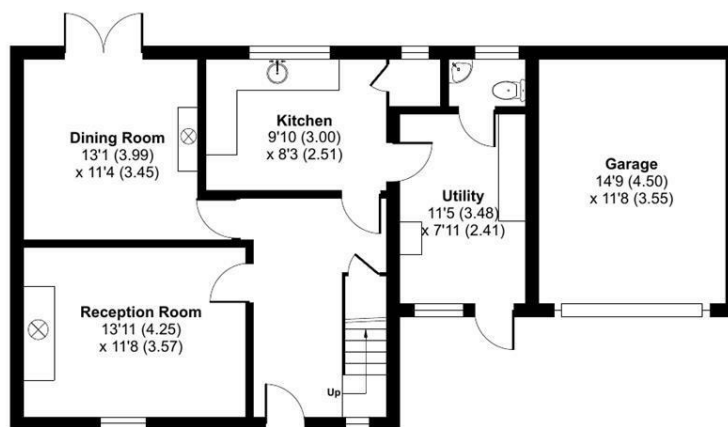
The garden areas have been specifically designed for ease of maintenance, which includes an enclosed large patio area with ample space for sun loungers, barbecue, hot tub etc. and is ideally placed for outdoor al fresco dining. There is an additional further patio area and barked areas with hedging.

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.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1483 sq ft / 137.7 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1264552



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.



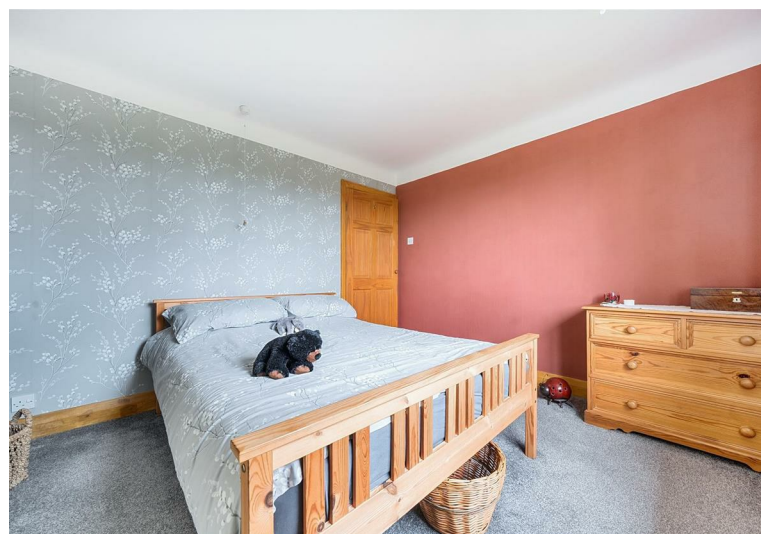
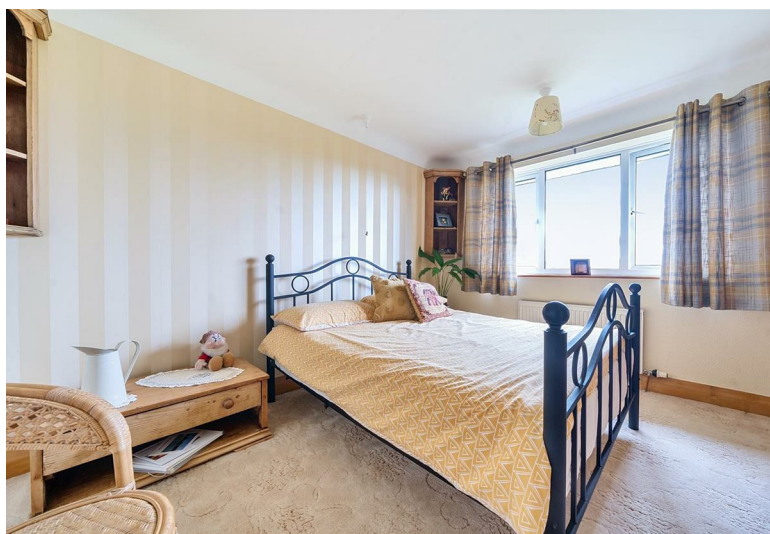
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



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.

ENTRANCE

Via a large oak door with decorative glass centre leading into:

ENTRANCE HALLWAY

Front aspect opaque uPVC window, stairs to the first floor with storage underneath, wood effect panelled flooring, door into:

LOUNGE

Inglenook fireplace with gas coal effect fire (currently not working), large uPVC bay window, wood effect panelled flooring.

DINING ROOM

Cast iron coal effect gas fire set with wooden mantle and decorative tiling, French double glazed doors leading to the patio, wood effect panelled flooring, serving hatch to Kitchen.

KITCHEN

Fitted with an extensive range of matching pine base units and eye level wall cupboards with worktop over and tiled surround. Space for cooker with stainless steel extractor hood over, stainless steel sink and drainer, quarry tiled floor, uPVC double glazed window with views over fields. Walk in pantry with shelving.

UTILITY

Matching oak wall mounted cupboards, door to driveway, uPVC double glazed window, worktops with appliance space under, tiled flooring, alarm panel, oak door to:

GUEST CLOAKS/WC

Fitted with low level flush WC, wall hung wash hand basin with mixer tap. Fitted shelving, uPVC opaque window.

FIRST FLOOR LANDING

Access to roof space with pull down ladder to fully insulated and boarded loft.

MASTER BEDROOM

Fitted with a range of built in furniture to include wardrobes with overhead blanket cupboards and bedside tables. dual aspect uPVC windows with views over fields.

BEDROOM 2

Rear aspect uPVC window overlooking fields, airing cupboard housing water tank and shelving, built-in wardrobe.

BEDROOM 3

Front aspect uPVC window overlooking fields, built-in wardrobe.

BEDROOM 4

Front aspect uPVC window, built-in wardrobe.

SEPARATE WC

Fitted with low level WC. Obscure uPVC window.

BATHROOM

Fitted bathroom suite comprising roll top bath with mixer tap and shower wand, pedestal wash hand basin. Rear aspect obscure uPVC window, tiling to walls, heated towel rail, fitted medicine cabinet, tile wood effect flooring.

SHOWER ROOM

Fitted shower cubicle with electric T80 Triton shower, vanity wash hand basin. rear aspect obscure uPVC window, tiled wall,

OUTSIDE

The property is approached through a hardwood gate with brick plinths either side onto a brick paved driveway which wraps around to the frontage of the house.. There is a well manicured lawn with established shrub border. The garden is bounded by fencing and hedging for privacy. There is also a separate parking area to the right, which is gravelled and entered through a metal gate.

GARAGE

With manual up and over entrance door, power and light connected, gas fired boiler, pedestrian door to garden, rear aspect window.



THE GARDENS

The gardens are a particular feature of the property having been landscaped and beautifully stocked. The French doors in the Dining Room lead out onto a flagged patio ideal for breakfast and coffee in the morning as the sun comes round to this area. There is an additional large flagged patio which features a brick built barbecue. This area also benefits from a lovely pergola with established shrubs and plants and leads onto a lawned area with pond. There are gravel beds adjoining the patio ideal for pots and rockery plants and a greenhouse for gardening enthusiasts. There is a further large lawned area with separate gated entrance with gravelled area which could provide additional off-street parking. There are a number of established flower beds together with mature trees which intersperse the lawns. Useful timber garden shed. The gardens have lovely open countryside views from all aspects.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently set in Council Tax Band B - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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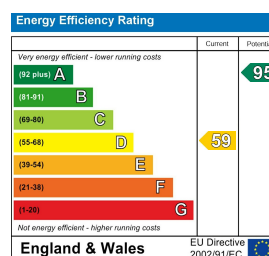
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 670320

Oswestry Sales

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



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